

South Kesteven District Council
Local Plan Review 2023 - 2043



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**



Draft Site Assessment Report
July 2025



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KESTEVEN
DISTRICT
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1. Introduction

Report Overview

- 1.1 The purpose of this evidence base report is to outline how South Kesteven District Council (SKDC) has selected the most appropriate “preferred sites” to be considered for potential development as part of the draft Local Plan Review to meet the development need requirements across the plan period to 2043.

Report Breakdown

- 1.2 This report is broken down into four sections, with section one describing how South Kesteven District Council collated a suite of sites across the district for proposed development. Section two breaks down the assessment criteria methodology and details the Red, Amber, Green (RAG) rating system used within the process. Section three provides a description of each individual assessment criteria and RAG rating system that each proposed site was subject to as part of the process. This section also looks at the role of other relevant considerations when assessing the sites, such as overall spatial distribution and the implications of additional evidence base work. Section four of the report presents an assessment sheet for each considered site, organised alphabetically by settlement. The sheets provide an overview into each site’s ‘RAG’ rating against the various assessment criteria and bring together South Kesteven District Council’s conclusions on whether the site should be considered as a “preferred site” as part of the draft Local Plan Review.

Report Background

- 1.3 The current Local Plan¹ for South Kesteven was adopted in January 2020 and sets out the development strategy for growth of the District to 2036. The Independent Inspector's final report² on the adopted Local Plan (2011 - 2036) committed South Kesteven District Council to undertake an early review of the Local Plan from April 2020. The review enables for the necessary updates of evidence and allows the Council to consider what needs to be re-evaluated, including:
- taking account of the latest National Planning Policy Framework (NPPF),
 - the assessment of housing needs and future requirement for employment land; and
 - further assessment of the needs of the Gypsy and Travelling Community, including Travelling Showpeople, and the need to allocate land to meet identified needs.
- 1.4 The Local Plan Review will set out the planning framework for the District over the next 20 years up to 2043³. The Plan will establish the key principles which will guide the location, use and form of new development, and alongside other Development Plan Documents, aid

¹ [Local Plan 2011-2036 \(Final inc covers\) \(1\).pdf \(southkesteven.gov.uk\)](#)

² [FINAL INSPECTORS REPORT.pdf \(southkesteven.gov.uk\)](#)

³ [Local Plan Review | South Kesteven District Council](#)

in the determination of planning applications. Additionally, it will set out a clear framework for how future growth will be met, providing clarity for what development will and will not be accepted to ensure that areas remain sustainable.

- 1.5 The Local Plan must ensure that the future needs of the District are met⁴. The Government's Standard Method is used to determine the minimum number of homes needs for South Kesteven across the plan period, as required by the NPPF. Employment/ economic need has been set out in the Council's updated 'Employment Land Study (2023)⁵'. The targets have been highlighted in Table 1 below,

Type	Identification Source	Identified Need
Residential	Standard Method	The identified minimum housing need for South Kesteven is 17,720 dwellings across the plan period 2023 – 2043, equating to 886 dwellings per annum.
Employment	Employment Land Study (2023)	The identified draft Local Plan review requirement for South Kesteven is between 79.5 hectares and 89.1 hectares up to 2041. (There is no annual requirement breakdown for employment land).

Table 1- Proposed breakdown of needs targets across Local Plan Review period

- 1.6 A portion of these future requirements are expected to be met through developments which are already committed or allocated in the adopted Local Plan (2020). However, the Local Plan Review must address future growth needs that will not be met by these commitments, therefore it will seek to allocate sufficient additional land (sites) to meet both residential and employment needs.
- 1.7 Section 11 of the National Planning Policy Framework⁶ supports the allocation and promotion of effective land use through the plan making process. It also encourages local planning authorities to play a proactive role in identifying and helping to bring forward sites that may be suitable for meeting development needs.
- 1.8 With these principles established, the Local Plan Review will accordingly allocate a number of 'preferred sites' to meet the identified needs of the district, thereby providing certainty to developers, local people, and infrastructure providers about how much and where development will take place over the next twenty years. The Local Plan Review will identify

⁴ [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-and-economic-needs-assessment)

⁵ [South Kesteven Employment Land Study 2024-02-27](#)

⁶ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/publications/national-planning-policy-framework)

a number of 'preferred sites' for allocation which represent a sustainable and appropriate strategy, based on the available evidence.

- 1.9 The purpose of this evidence report is therefore to provide context into how the proposed 'preferred sites' have been included within the Local Plan Review as allocations for development. As part of the supporting evidence base making up the Local Plan Review, it will demonstrate how identified residential and employment sites have been assessed and selected following comprehensive analysis and input from key stakeholders, in preparation for wider public consultation.

2. Section one - Identification of Sites

Identification of Sites Overview

- 2.1 To meet the identified needs established in Table 1, South Kesteven District Council firstly had to establish a suite of sites from across the District. Therefore, as part of the Local Plan Review process, two types of site acquirement methods were undertaken. The first acquirement method was through a 'Call for Land' process, which encouraged a wide range of interested stakeholders to submit any potential sites to the Council. The second method was a review of the current Local Plan (2020) allocations to understand the latest position behind the sites, and to investigate their potential suitability to be carried forward as part of the Local Plan Review process.

Identification of Sites Call for Land

- 2.2 A 'Call for Land' (or sometimes known as a 'Call for Sites') process is a common operation undertaken by Councils and consists of an open invitation for landowners, developers, and any other interested parties to put forward sites they consider to be available for development.
- 2.3 Therefore, to refresh its site database, South Kesteven District Council undertook a 'Call for Land' exercise between October 2020 and September 2022, ensuring that the request was broadcast widely to known key landowners, developers, and other stakeholders around the District. There is no prescribed format as to how the 'Call for Land' process should be undertaken, however in order to obtain the most information possible, South Kesteven District Council requested that submissions be accompanied by a 'site proforma'. The proforma requested information relating to the site including:
- Site ownership details
 - Current site use information
 - Site constraint descriptions
 - Legal matters
 - Deliverability and market interest information.
- 2.4 Through the 'Call for Land' process South Kesteven District Council received a healthy variety of sites from across the District. The breakdown of submitted sites has been provided in Table 2. While additional sites have been submitted after the 'Call for Land' period, only sites received up to September 2022 have been considered, as sufficient time has been needed for evidence preparation and assessment.

Submitted Site Type	Total Count
Residential	233
Employment	16
Mixed Use	18
Retail	0

Gypsy and Traveler/ Traveling Showpeople	0
Other (Open Space, Tourism, Leisure Community Facility).	7
Not Specified (no option was selected on site proforma).	1
Total 'Call for Land' submissions received - 275	

Table 2- Site breakdown of 'Call for Land' exercise

Important Note

As highlighted in paragraph 1.3 of this document, the independent Inspectors report also committed South Kesteven District Council to undertake a review of its Gypsy and Traveller and Travelling Showpeople needs. No sites were submitted for this development type through the Local Plan Review 'Call for Land' process. Therefore, a separate targeted 'Call for Land' consultation will be run concurrently with the draft Local Plan consultation, results of which will be addressed separately to this document.

It is also important to note that in addition to the Call for Land exercise, sites have been submitted through the Regulation 18 Local Plan consultation undertaken in April 2024, and subsequently.

Sites received through the 2024 Regulation 18 Local Plan Consultation

- 2.5 In addition to the Call for Land exercise, a total of 58 sites have been submitted through the Regulation 18 local Plan consultation undertaken in April 2024, and subsequently for a range of uses.
- 2.6 In addition to the Call for Land exercise, a total of 44 sites have been submitted through the Regulation 18 local Plan consultation undertaken in April 2024, and subsequently for a range of uses. The majority of the sites have been processed, assessed and included within this site assessment report.
- 2.7 Any sites received after a certain date were not received in time to assess and consider through this iteration of the Local Plan. However, such sites will be assessed as the Local Plan evolves, to ensure an up-to-date database of available land.

Identification of sites - Review of Local Plan 2020 Allocations

- 2.8 The adopted South Kesteven District Local Plan (2020) contains within it several site allocations for residential and employment development. Since the Local Plan's adoption in 2020 many of these sites have either been developed, are under construction or have a planning permission relating to development. It is therefore the general presumption that the currently undeveloped allocations will be carried forward, as they have previously been tested through the planning process and are demonstrated to be suitable as 'preferred sites'.
- 2.9 However, it is acknowledged that over time new evidence may have been presented which could suggest that some allocations are not able to provide a suitable location for new or certain types of development. Additionally, allocations may no longer be available for

development, or could be considered to have little prospect of being delivered across the plan period. Therefore, all currently undeveloped allocations have been tested through the same assessment process as those submitted through the 'Call for Land' to ensure robustness.

- 2.10 Table 3 provides a breakdown of the adopted Local Plan 2020 allocations and notes the current status of each site as of February 2024. The table also demonstrates whether or not the allocation was selected to be assessed as part of the Local Plan Review process based on its status. By default, all of the current undeveloped applications were selected for assessment unless they were subject to an approved full planning permission.

Adopted LP Allocation	Location	Allocation type	Current Status (June 2025)	Selected for Local Plan Review Assessment Process
GR3-H1 Spitalgate Heath Garden Village	Grantham	Residential	Site undeveloped. Outline application (S14/2169) pending consideration.	Yes
GR3-H2 Rectory Farm (Phase 2)	Grantham	Residential	Site undeveloped. Part of site under development (Full applications S16/2819 and S16/2816 approved).	Yes
GR3-H3 Rectory Farm (Phase 3)	Grantham	Residential	Site undeveloped.	Yes
GR3-H4 Prince William of Gloucester Barracks	Grantham	Residential	Site undeveloped.	Yes
STM1-H1 Stamford North	Stamford	Residential	Site undeveloped. Outline application (S23/0055) pending consideration.	Yes
STM1-H2 Stamford East	Stamford	Residential	Site undeveloped. Part of site under development (S22/2109). Full application (S22/1591) also pending consideration.	Yes
DEP1-H1 Towngate West	The Deepings	Residential	Site undeveloped. Outline application (S24/0617) approved.	Yes
DEP1-H2 Land off Linchfield Road	The Deepings	Residential	Site undeveloped.	Yes
BRN1-H1 Manning Road	Bourne	Residential	Site under construction (S18/0904).	No
LV-H1 Wilsford Lane (North)	Ancaster	Residential	Site under construction (S21/2500). Outline application (S20/1169) approved.	No
LV-H2 Wilsford Lane (South)	Ancaster	Residential	Site undeveloped. Outline application (S24/2066) pending consideration.	Yes
LV-H3 Low Road	Barrowby	Residential	Part of site developed (S23/2175). Rest of site undeveloped with application (S23/0299) pending consideration.	Yes
LV-H4 Bourne Road	Colsterworth	Residential	Site under construction (S21/1906). Outline application (S18/2379) approved.	No
LV-H5 Swinstead Road/ Bourne Road	Corby Glen	Residential	Site under construction (S19/2235 and S21/1841).	No

LV-H6 Easthorpe Road	Great Gonerby	Residential	Site developed (S19/1138).	No
LV-H7 Main Road (South)	Long Bennington	Residential	Site undeveloped. Outline application (S20/0775) approved. Reserved matters (S20/0775) pending consideration.	Yes
LV-H8 Main Road (North)	Long Bennington	Residential	Site developed (S21/0655).	No
LV-H9 Folkingham Road	Morton	Residential	Site undeveloped. Outline application (S19/1784) approved. Reserved matters (S23/2032) approved.	Yes
LV-H10 Thistleton Lane and Mill Lane	South Witham	Residential	Site undeveloped. Part of site under outline application (S22/1241) pending consideration.	Yes
LV-H11 Land North of High Street	South Witham	Residential	Site undeveloped.	Yes
LV-H12 Part of Elm Farm Yard	Thurlby	Residential	Site undeveloped.	Yes
GR-SE1 Grantham Southern Gateway	Grantham	Employment	Site undeveloped. Parts of site approved under outline applications (S17/1262), and (S21/1057) (with reserved matters S23/1504 approved). Outline application (S25/0505) pending consideration.	Yes
ST.SE1 Exeter Fields, Empingham Road	Stamford	Employment	Site undeveloped. Outline application (S12/0864) approved. Outline application (S24/2198) pending consideration.	Yes
BO-SE1 Land South of Spalding Road	Bourne	Employment	Site undeveloped.	Yes
DEP-SE1 Extension to Northfields Industrial Estate	The Deepings	Employment	Site undeveloped.	Yes
RBP-E1 Roseland Business Park	Long Bennington	Employment	Site undeveloped. Parts of site approved under outline applications (S18/2384), (S18/2385), (S18/2386) and (S18/2387).	Yes
ST-E1 Land East of Ryhall Road	Stamford	Employment	Site undeveloped. Full application (S17/2220) approved.	Yes
BO-E1 Adjacent to A151 Raymond Mays Way	Bourne	Employment	Site under construction (S22/1240).	No

<u>BO-E2</u> Land North of Bourne Eau	Bourne	Employment	Site undeveloped.	Yes
<u>DEP-E1</u> Land Fronting Peterborough Road	The Deepings	Employment	Site undeveloped.	Yes
<u>GR-E1</u> Prince William of Gloucester Barracks	Grantham	Employment	Site undeveloped.	Yes* (Site to be considered as a whole with GR3-H4)
Total Number of Sites brought forward for assessment – 23				

Table 3- Breakdown of adopted Local Plan (2020) allocations.

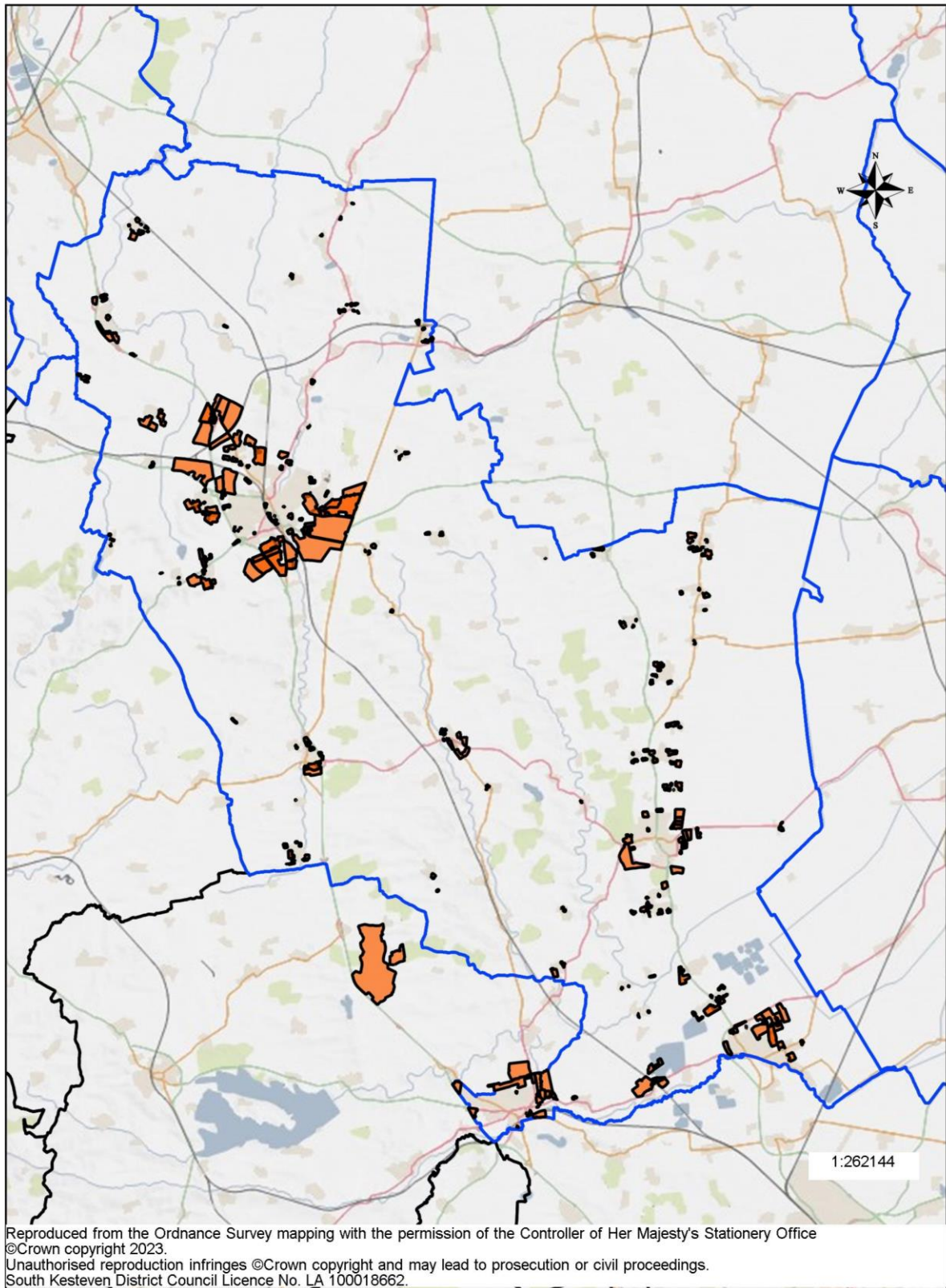
Identification of Sites Totals

- 2.11 A total of 23 sites were therefore brought forward from the adopted Local Plan (2020). These were then combined with the 275 sites submitted through the 'Call For Land' exercise to give South Kesteven District Council its core base of sites to put through the assessment process. Each site was given a new '**SKPR-X**' code to ensure that it can be easily referenced and identified through the Local Plan Review process and subsequent assessments.
- 2.12 44 additional sites were submitted through the Regulation 18 Local Plan consultation in April 2024, and subsequently. A proportion of these sites were not received in time to assess and consider through this iteration of the Plan but will be assessed as the Local Plan evolves to ensure an up to date database of available land.

Important Note

Some of the adopted Local Plan (2020) allocations were also submitted through the 'Call For land' exercise. Therefore, to avoid duplications within the assessment process, the Council has merged submissions where a 'Call For Land' site directly overlaps with an adopted Local Plan (2020) allocation. These instances mean there will only be one submission site moving forward.

- 2.13 The overall total number of individual sites assessed is **333**. Map 1 below shows the distribution output of these sites across the district of South Kesteven.



Map 1-Distribution of potential sites

3. Section two – Site Assessment Methodology

Site Assessment Methodology Overview

- 3.1 As required by paragraph 31 of the National Planning Policy Framework the preparation of a Local Plan must be underpinned by relevant and up-to-date evidence. This includes site selection, with sites assessed for inclusion in a Local Plan needing to follow a robust assessment process. Sites cannot be chosen unsystematically, and there must be a logical and evidenced based understanding that each site is suitable to meet the development needs.
- 3.2 This section of the report will explain how the Council analysed the identified sites using a range of specific assessment data and a 'RAG' rating criteria. Professional and planning judgements have then been utilised based on the outcomes of the assessment process to produce a list of 'preferred sites'. These sites have then been published for consultation within the draft Local Plan Review.
- 3.3 Following consultation, it may be necessary to amend certain assessment criteria and include some additional criteria. This section will be updated and amended accordingly dependent on the outcomes of the consultation on the Draft Local Plan.

Site Assessment Methodology Data Collection

To inform the site assessment process, data was collected using a range of methods from both 'in house' and external resources. These methods have been compiled and explained within Table 4 below.

Method of data collection	Description
Site Proforma	As identified in paragraph 2.3 of the report, all sites submitted through the 'Call for Land' process were required to complete a 'site proforma'. The proforma asked a series of important questions relating to the deliverability, achievability, and suitability of the site for development. Local Plan 2020 allocations which did not get re-submitted through the 'Call for Land' process were contacted independently and asked for an updated proforma in respect of the site.
Sustainability Appraisal (SA)	All 289 sites have been subject to an independent SA which has sought to evaluate each of the sites constraints and opportunities against a set of consistent criteria developed specifically for the SA process. Based on these criteria, ratings have been applied to each site for each criterion to provide an indication of the relative economic, social, and environmental sustainability merits of each site.

Technical Consultation	<p>All 289 sites have been sent across to identified key statutory bodies who were invited to make comments as to each sites suitability for proposed development. These key statutory bodies included:</p> <ul style="list-style-type: none"> • Lincolnshire County Council (transport and surface water) • Lincolnshire County Council (minerals and waste) • Environment Agency • Greater Lincolnshire Nature Partnership (including Lincolnshire Wildlife Trust) • Natural England • Historic England • Highways England <p>The Council also sought comments from the International Drainage Board, healthcare and education providers and where appropriate utilities providers. (Note – comments from these bodies will be included within the Infrastructure Delivery Plan and not on sites specifically)</p>
Desk based review	<p>All 289 sites were subject to internal review from South Kesteven District Planning Officers from different departments, including Conservation, Development Management, Environmental Health, Urban Design and Climate Change.</p>
Evidence base studies	<p>As part of the Local Plan Review process, South Kesteven District Council has commissioned a number of updated and new evidence base studies. In some cases, these studies have influenced the site assessment process.</p> <p>The Employment Land Study 2023, for example, has conducted an assessment into the continued suitability of proposed employment designations across the district.</p> <p>Another example is the Biodiversity Opportunity Mapping (BOM) which has displayed across South Kesteven which areas are rich in opportunities for biodiverse gain and management.</p> <p>Where appropriate the evidence based studies have been factored into the assessment process.</p>
Site Visits	<p>South Kesteven District Council conducted site visits across the district to seek a more informed ‘on the ground’ view of sites in order to get a better understanding of the character and context of the surrounding area and what impacts potential development may have.</p>

Table 4-Overview of data collection methods.

- 3.4 South Kesteven District Council have then brought all of these data collection methods together in order to form a logical and robust assessment process as required by the National Planning Framework.

Important Note

At the time of this report's publication there will still be evidence base studies which have not yet been completed which may have further implications over the site assessment process. These are as follows:

Infrastructure Delivery Plan (IDP)

The Infrastructure Delivery Plan will provide an up-to-date, coherent picture of the infrastructure will be required to support growth proposed through the Local Plan up to 2041. Through consultation with the relevant infrastructure providers, the IDP will consider infrastructure such as:

- Transport including sustainable transport
- Education
- Healthcare
- Open Space
- Ambulance
- Police
- Fire
- Utilities – electricity, gas, water, renewables, digital infrastructure, flood defences, sustainable drainage

Strategic Flood Risk Assessment (SFRA)

The SFRA will provide a comprehensive and robust appraisal of the extent and nature of flood risk from all sources of flooding, now, and in the future, taking into account the effects of Climate Change and its implications for land use planning. It will outline the most up to date flood extents for all sources of flooding and be used as a tool to inform the planning of future development.

Water Cycle Study

The Water Cycle Study will assess the infrastructure provision for water supply, waste water and flood risk management to help plan for sustainable growth.

Playing Pitch Strategy

The Play Pitch Strategy will audit and assess existing play pitch provision and include recommendations for the provision of playing pitch facilities for the district, to support sustainable growth.

Gypsy, Traveller and Travelling Showpeople – Meeting Accommodation Needs

This report will assess how the identified accommodation needs of the district's Gypsy, Traveller and Travelling Showpeople, up to 2041, can be met.

Site Assessment Methodology Assessment Criteria

- 3.5 Prior to undertaking the appraisals, a set of 'assessment criteria' were developed. These criteria have been devised in conjunction with the information supplied from Table 4 and

seek to assess sites on a wide range of social, economic, and environmental factors to ensure all the relevant issues are taken into consideration when selecting the ‘preferred sites.’

3.6 Each developed ‘assessment criterion’ has been grouped into two categories. ‘Major Criteria’ or ‘Other Criteria’:

- **Major criteria:** These criteria relate to matters of critical importance. For example, this includes flood risk, highway safety and impacts on designated ecological sites. Conflict with one or more major criterion, means the proposed site could have an impact on human health, the environment, or cause conflict with national planning policy and legislation.
- **Other criteria:** These criteria relate to a wide range of locally important issues. For example this includes, impacts on the historical environment, land contamination and distance from facilities and services. Conflict with one or more other criterion will generally not lead to the same implications as the identified major criterion and usually have the potential to be overcome, managed, or mitigated.

3.7 It is important that each site be rated against both the ‘major’ and ‘other’ criteria so that potential issues can be visualised, this means the draft Local Plan Review can employ policy measures to address such matters where appropriate. For example requiring a higher standard of design quality for sites located within a Conservation Area or requiring restrictions for development on areas of identified flood risk.

3.8 The full assessment criteria breakdown can be found between paragraphs 3.15 -3.78.

Site Assessment Methodology Rating system

3.9 Each site has been rated against the ‘major’ and ‘other’ assessment criteria, based on the information accumulated during the ‘data collection’ stage outlined in Table 4.

3.10 For consistency, both sets of the assessment criteria have a **Red / Amber / Green** (RAG) system, with a sites’ rating against the criteria being represented by the appropriate colour. **Green** signals the lowest impact rating, with **Amber** being a moderate impact rating and **Red** being the highest impact value rating. The use of colour provides a fair and consistent comparison across the different assessment criteria that all sites have been subject to. It also gives the reader an initial clear visual understanding of how a site has been rated and enables data to be readily coded in the Council’s database.

Important Note

There has been a deliberate decision to avoid using numbers in scoring sites, as the use of numbers implies a relative measure, which often does not exist when comparing economic, social, and environmental variables; It is also difficult to apply consistent numerical values to all of the proposed identified assessment criteria.

- 3.11 An example of the RAG rating system is provided below in Table 5. A separate table has been created for each of the identified assessment criteria (shown in paragraph 3.6) and each site has been assessed against the tables 'outcomes' to be given a number of RAG ratings. The tables include the title of the proposed criteria and a question relating to the 'outcomes' of that criteria, which have been used by South Kesteven District Council Planning officers when determining sites RAG ratings.

'Title of identified assessment criteria'	'Assessment question in relation to identified criteria'
RAG Rating	Potential 'Outcome'
Green	Score would mean low impact rating and potential to deliver wider economic, environmental, or social benefits
Amber	Score would mean moderate impact rating and the possibility to deliver economic, environmental, or social benefits with mitigation measures.
Red	Score would mean high impact rating and could bring economic, environmental, or social risks/harm.

Table 5- Example of assessment criterion table

- 3.12 In broad terms, if a site has been rated **red** against a number of the identified assessment criteria 'outcomes', then it is considered that development could pose significant risk or harm and therefore a proposed allocation would not be suitable. Whereas if a site has been rated **green** against a number of the 'outcomes' then it is considered that there is little risk and/or the site has the potential to bring about clear, economic, social, or environmental benefits.

Important Note

It is acknowledged by South Kesteven District Council that major strategic sites submitted through the 'Call for Land' process will inevitably have a poor rating against a number of the identified 'major' and 'other' constraints. In these cases, a pragmatic and balanced approach has been undertaken to assess whether or not the site will be key for providing long term future sustainable growth, while also being able to adequately mitigate the economic, environmental, or social risks it may present.

- 3.13 The RAG rating of each individual site against the assessment criteria 'outcomes' is shown on site assessment sheets published in **section four**.

Site Assessment Methodology Summary and Breakdown

- 3.14 This part of the report will provide a full summary and breakdown of the 'major' and 'other' assessment criteria that each site was rated against. There is a total of 40 criteria split down over the two categories, and as explained within paragraph 3.11, the corresponding table for each criterion has been shown displaying the 'outcomes' South Kesteven District Planning officers used when giving each site a RAG rating.

Major Assessment Criteria

Major Assessment Criteria 1 – Settlement Type

- 3.15 Policy SP2 of the draft Local Plan Review sets out the proposed 'settlement hierarchy' across South Kesteven. The settlement hierarchy ranks identified settlements, taking account of their size and range of services and facilities and distributes them into one of five categories as follows:
- Sub Regional Centre
 - Market Town
 - Larger Village
 - Smaller Village
 - Open Country Side
- 3.16 All identified settlements are expected to play a role in meeting South Kestevens' future growth needs, although it has been determined that the Local Plan Review will not seek to make site allocations in Smaller Villages or the Open Countryside (see Chapter 6 of the Regulation 18 - Draft Local Plan for a breakdown of the proposed spatial strategy).
- 3.17 It has been decided that Smaller Villages and the Open Country site are not presently suitable for allocation, as sites could likely result in environmental harm to these areas and may have negative social impacts through poor connectivity and access to services. Additionally, the draft Local Plan Review proposes specific 'tailored' policies for these areas which permits development to come forward of an appropriate nature and scale.
- 3.18 Sites were rated against this criterion following desktop analysis. Sites which were physically isolated and located in the open countryside were attributed to their nearest settlement, for the purposes of recording data. Table 6 provides the 'outcomes' for which each site was scored against.

1. Settlement Type	Where is the proposed site located within the South Kesteven settlement hierarchy?
RAG Rating	Potential 'Outcome'
Green	Site is Located within a Sub Regional Centre a Market Town or a Larger Village (as identified by policy SP2)
Red	Site is Located within a Smaller Village or Open Countryside (as identified within policy SP2)

Table 6-Assessment breakdown: Settlement Type

Important Note

No Amber RAG 'outcome' has been proposed for this criteria as the Sub Regional Centre, Market Towns and Larger Villages have all been deemed as suitable and sustainable locations for potential allocations.

Major Assessment Criteria 2 – Site Deliverability

- 3.19 National Planning Policy places weight on a Councils ability to demonstrate a supply of specific available and deliverable sites, in order to meet its identified need over the longer term plan period (for both employment and residential development). However it also places a shorter term residential requirement on councils to sufficiently provide five years'

worth of housing against their current requirements, to ensure choice and competition in the housing market.

3.20 For this reason, sites that were considered to be available in the immediate and short term, were particularly favoured, to enable South Kesteven District Council to continue meeting its need for new homes in the five year period. However, a supply of sites over the mid and late stages of the plan period to 2041 were also given a positive rating as they would contribute towards future growth needs. Sites that were considered to be unavailable for development within the plan period were not rated favourably.

3.21 Information relating to a site's proposed delivery was taken from the submitted 'site proforma' outlined in paragraph 2.3 and Table 4 of this report. This delivery information was supplied directly from the promoter of the site. Table 7 provides the 'outcomes' for which each site was scored against.

2. Site Deliverability	What is the proposed delivery timetable for the Site
RAG Rating	Potential 'Outcome'
Green	Site available for development in the short term – (0-5 years)
Amber	Site available for development in the medium/long term – (5-10+ years)
Red	Site not currently available for development or no information provided

Table 7-Assessment breakdown: Site Deliverability

Major Assessment Criteria 3 – Flood Risk (Fluvial)

3.22 It is important understand if a potential site falls within an identified area of fluvial flood risk. The greater a portion of a site that is within a fluvial flood risk area can lead to an increase in the probability of a flood risk event occurring and could potentially have severe consequences on development.

3.23 The commissioned Sustainability Appraisal has assessed each site to understand what proportions (if any) fall within a fluvial flood risk zone. This fluvial flood risk information has been derived from the Environment Agencies flood risk modelling.

3.24 For each site, the Sustainability Appraisal has calculated the percentage of the site area located in each flood zone and to provide each site with a clear rating, the Sustainability Appraisal findings have been generalised. This meant that sites fully within or overlapping flood zones 2/3 were seen as unfavourable and sites within flood zone 1 or no flood zone were rated more favourably. The assessment sheets within section four of the report give a breakdown as to the percentage of overlap each site has with an identified fluvial flood risk area. Table 8 provides the 'outcomes' for which each site was scored against.

3.25 As part of the assessment process, initial comments from the Environment agency have also been sought around fluvial flood risk in relation to each site. These have not been quantified into a RAG rating but have been published alongside the assessment sheet within section four and have been a key consideration when selecting 'preferred sites.'

3. Fluvial Flood Risk	Is the proposed site located within a fluvial flood risk zone?
RAG Rating	Potential 'Outcome'
Green	No – The site is located within flood zone 1 or is not within a flood zone
Red	Yes – The site is within or overlaps flood zone 2 or flood zone 3

Table 8-Assessment breakdown: Fluvial Flood Risk

Important Note 1

No Amber RAG 'outcome' has been proposed for this criteria due to sites only falling into two types of flood risk category.

Important Note 2

South Kesteven District Councils is currently undertaking a Strategic Flood Risk Assessment (SFRA) as part of the Local Plan Review process which will provide a comprehensive and robust appraisal of the extent and nature of flood risk from all sources of flooding, now, and in the future, taking into account the effects of Climate Change and its implications for land use planning. It will outline the most up to date flood extents for all sources of flooding and be used as a tool to inform the planning of future development. This assessment criteria and RAG rating may therefore be reviewed once the Strategic Flood Risk Assessment evidence has been presented.

Major Assessment Criteria 4 – Surface Water Flood Risk (Pluvial)

3.26 It is important investigate if there is a potential for surface water flood risk on sites as it is becoming an increasing occurrence due to climate change. If a site is identified to have surface water flood risk, then there is a possibility that the urban drainage system could be overwhelmed, meaning water flooding into streets and nearby structures and in a worst case scenario creating a flash flood.

3.27 Information surrounding surface water flood risk has been sourced from external consultation with Lincolnshire County Council (LCC) as the lead flood authority for the district area. Lincolnshire County Council have assessed each site and have provided comment as to whether or not there is a potential for surface water flood risk. Sites that were identified to not have any surface water flood risk potential were considered favourably, while sites that were determined to be at risk were considered unfavourably. Table 9 provides the 'outcomes' for which each site was scored against.

4. Surface Water Flood Risk	Is the proposed site at risk of surface water flooding?
RAG Rating	Potential 'Outcome'
Green	No – The site has been identified to not be at risk from surface water flooding
Red	Yes – The site has been identified to have a surface water flood risk

Table 9-Assessment breakdown: Surface Water Flood Risk

Important Note 1

No Amber RAG 'outcome' has been proposed for this criteria due to sites only falling into two types of surface water flood risk category.

Important Note 2

South Kesteven District Councils is currently undertaking a Strategic Flood Risk Assessment (SFRA) as part of the Local Plan Review process which will provide a comprehensive and robust appraisal

of the extent and nature of flood risk from all sources of flooding, now, and in the future, taking into account the effects of Climate Change and its implications for land use planning. It will outline the most up to date flood extents for all sources of flooding and be used as a tool to inform the planning of future development. This assessment criteria and RAG rating may therefore be reviewed once the Strategic Flood Risk Assessment evidence has been presented.

Major Assessment Criteria 5 – Highway Impact (Local/National)

- 3.28 It is necessary to carry out a proper assessment of the impact proposed development will have on highways and transportation networks to establish if it can be satisfactorily integrated into the existing infrastructure network. Proposed sites should be in line with National Planning policy and not cause an unacceptable impact on highway safety or result in the residual cumulative impacts on a road network being severe.
- 3.29 Information surrounding the proposed sites impacts on the highway network have been obtained from the following two external sources:
- Lincolnshire County Council (LCC) - As the lead transport authority for the district who are responsible for the maintenance and adoption of the local road / highway network and associated junctions.
 - Highways England- who are responsible for the districts national highway network (i.e trunk roads) and associated junctions.
- 3.30 Lincolnshire County Council have assessed each site and have provided their own RAG rating as to whether or not a proposed site has the potential to have an impact on the local road/highway network and its associated junctions. They have additionally examined site access. The assessment criteria has therefore considered any 'green' sites identified by Lincolnshire County Council as more favourable in terms of ensuring minimal impact on the local road/highway network, whereas 'red' sites have been considered less favourable due to the major impacts they could have. Note –as part of the assessment criteria the RAG rating for impact on the local highway network and local road network have been split into two separate assessment tables as Lincolnshire County Council provided assessment on both elements individually. Tables 10, 11 and 12 provide the 'outcomes' for which each site was scored against.

5a. Impact on Local Road Network	What is the proposed site impact on the Local Road Network?
RAG Rating	Potential 'Outcome'
Green	Site identified to have a minor impact on the local road network
Amber	Site identified to have a moderate impact on the local road network
Red	Site identified to have a major impact on the local road network

Table 10-Assessment breakdown -Local Road Network

5b. Impact on Local Highway Network	What is the proposed site impact on the Local Highway Network?
RAG Rating	Potential 'Outcome'
Green	Site identified to have a minor impact on the local highway network
Amber	Site identified to have a moderate impact on the local highway network
Red	Site identified to have a major impact on the local highway network

Table 11-Assessment breakdown -Local Highway Network

5c. Access to Site	Is there suitable access to the site?
RAG Rating	Potential 'Outcome'
Green	Site has been identified to have suitable access off local road/highway Network
Amber	Only part of the site has been identified to have suitable access off local road/highway Network
Red	The site has no identified suitable access off local road/highway Network

Table 12-Assessment breakdown- Site Access

- 3.31 Highways England have only assessed the relevant sites that were within proximity to a strategic road network (SNR) junction or sites that were large enough to have a potential cumulative impact on a SNR junction. The impact on each SNR junction was calculated by the number of trips each site would generate, then a low, moderate, or high grade was given to each site to signify the priority for Highways England's involvement. The assessment criteria and associated RAG rating have reflected these priorities, in which sites considered to be of low priority to Highways England have been looked at favourably, and sites of high priority being looked at unfavourably. Note – Not all sites were commented on by Highways England as they were considered to not have an impact on a strategic road network junction, therefore for consistency, these sites have been considered low priority to Highways England. Table 13 provides the 'outcomes' for which each site was scored against.

5d Site Deliverability	What is the proposed site impact on the National Highway Network (SNR Junctions) ?
RAG Rating	Potential 'Outcome'
Green	Identified as low priory site for Highways England in terms of SNR Junction impact
Amber	Identified as medium priory site for Highways England in terms of SNR Junction impact
Red	Identified as high priory site for Highways England in terms of SNR Junction impact

Table 13-Assessment Breakdown-National Highway Impact

- 3.32 As part of the assessment process, additional comments from both Lincolnshire County Council and Highways England have been sought in relation to the potential highway implications of each site. These comments have not been quantified into a RAG rating but have been published alongside the assessment sheet within section 4 and have been a key consideration when selecting 'preferred sites.

Major Assessment Criteria 6 – Minerals and Waste

- 3.33 Minerals such as limestone, sandstone, gravel, coal, and clay are considered 'non-renewable' resources and therefore it is important to ensure that non-minerals development does not needlessly prevent the future extraction of these important essential resources.
- 3.34 Waste development includes the managing and process of waste outputs from industry and households. Waste proposals can include a wide range of waste management facilities from small scale recycling hubs to major plants for the treatment and disposal of waste.

management sites are usually designated landfill areas, which can have implications over proposed development through factors such as noise, smell and contamination.

- 3.35 Minerals and Waste are considered a joint issue and their respective policies are dealt with through a separate Local Plan. For South Kesteven District Council the relative Minerals and Waste Local Plan is the Lincolnshire Minerals and Waste Local Plan Core Strategy and Development Management Policies Document (2016)⁷. Therefore Lincolnshire County Council have provided external comment on all of the proposed sites, in order to identify sites that are impacted by a minerals and waste policy, or sites that are overlapping with a designated minerals and waste area.
- 3.36 As part of the assessment criteria, it was decided that proposed sites which are affected by a minerals or waste policy would be looked upon less favourably in terms of RAG rating, as these sites could be impacting on minerals extraction zones, or waste management areas and therefore presented additional barriers to development. Whereas sites that had not been identified to be located within a minerals and waste policy area have been identified as more favourable. Table 14 provides the 'outcomes' for which each site was scored against.
- 3.37 The relevant minerals and waste policy code affecting each identified site has been published on the assessment sheets located within section four and should be cross referenced with the Lincolnshire Minerals and Waste Local Plan Core Strategy and Development Management Policies Document (2016) for further information.

6. Minerals and Waste	Site affected by identified minerals and waste policy?
RAG Rating	Potential 'Outcome'
Green	Site has been identified to not be affected by a minerals or waste policy
Red	Site has been identified to be affected by one or more minerals or waste policies

Table 14-Assessment Breakdown - Minerals and Waste

Important Note

No Amber RAG 'outcome' has been proposed for this criteria due to sites only falling into two categories.

- 3.38 As part of the assessment process, additional comment from Lincolnshire County Council was sought in relation to the impact of each site in relation to minerals and waste development/management. These comments have not been quantified into a RAG rating but have been published alongside the assessment sheet within section four and have been a key consideration when selecting 'preferred sites.'

Major Assessment Criteria 7– Designated Nature Sites

- 3.39 Nature sites and specific areas of countryside can be 'designated' at either a European or National level usually based off their biodiversity and/or geological value. There are many

⁷ [Minerals and waste – Lincolnshire County Council](#)

different types of 'designated' nature sites which are all afforded a special protection status because of their natural and cultural importance. It is therefore important from an environmental and social standpoint that proposed development does not cause unnecessary damage or harm to these 'designated' nature sites.

3.40 The district of South Kesteven includes the following 'designated' nature sites:

- Special Area of Conservation (SACs) - Strictly protected sites designated under Habitats Regulations. The habitat types and species found within SACs are considered to be most in need of conservation.
- Special Protection Areas (SPAs) - These are classified for rare and vulnerable birds and for regularly occurring migratory species.
- Sites of Special Scientific Interest (SSSI) - These support plants and animals that find it difficult to survive elsewhere in the countryside.
- National Nature Reserves (NNR) - These were established to protect important habitats, species, and geology, and to provide 'outdoor laboratories' for research. Note – no National Nature reserves fall within the district boundary of South Kesteven, however it is important assess the implications that development could have on sites outside of the border where some National Nature Reserves are located.

3.41 For each proposed site, the Sustainability Appraisal has calculated the distance in meters to the nearest identified 'designated' nature site. This was in order to provide a suitability rating depending on the sites overall proximity to one another. As part of the assessment criteria the Sustainability Appraisal findings have been generalised, meaning that sites within close proximity to a 'designated' nature site were looked upon unfavourably, as development could have an overall higher impact on protected species and habitats. Whereas sites located further away from 'designated' nature sites were considered to be more favourable, due to their negligible impact. Note – Proximity distance for the sites has been considered in kilometres for consistency. Table 15 provides the 'outcomes' for which each site was scored against.

7. Designate Nature Site	What is the proximity of the site to the nearest 'designated' nature site (SAC, SPA, SSSI, NNR).
RAG Rating	Potential 'Outcome'
Green	Site is located over 10km + away from designated nature site
Amber	Site is located between 5 - 10km away from designated nature site
Red	Site directly overlaps, or is between 0 – 5km away from designated nature site

Table 15- Assessment Breakdown - Designated Nature Sites

3.42 As part of the assessment process, additional comment from Natural England as a statutory environmental body was sought in relation to each sites proposed impact on 'designated' nature sites. These comments have not been quantified into a RAG rating but have been published alongside the assessment sheet within section four and have been a key consideration when selecting 'preferred sites'.

'Other Assessment Criteria'

Other Assessment Criteria 1 – Local Nature Sites

- 3.43 In addition to nature sites and specific areas of countryside being ‘designated’ at a European and National level, sites can also be designated at a local level. Local designations are usually based off places with wildlife or geological features that are of special interest locally and offer people opportunities to study, learn and enjoy nature. There are different types of local nature sites, but it is important to note that they are not afforded the same special protection status as European or National sites. However, because of their significance to the local environment and surrounding community, it is important to ensure that development has as little impact on these sites as possible.
- 3.44 The district of South Kesteven contains the following local nature sites:
- Local Wildlife Site (LWS) - Are selected locally by partnerships of local authorities, nature conservation charities, statutory agencies, ecologists, and local experts. Their selection is based on the most important and distinctive threatened species and habitats.
 - Local Geological Sites (LGS) -Are sites that have been designated for their variety of rocks, minerals, fossils, and landscape together with the natural processes that form them.
 - Local Nature Reserves (LNR) – Must be publicly accessible sites which are considered to be of nature and conservation importance.
- 3.45 The assessment criteria for local nature sites have been broken down into three separate parts as the RAG rating system is proposed to assess LWS, LGS and LNR under separate outcomes.
- 3.46 For LWS, the Sustainability Appraisal has calculated the distance in meters to the nearest proposed site. This was in order to provide a suitability rating depending on the sites overall proximity to one another. As part of the assessment criteria the Sustainability Appraisals findings have been generalised, meaning that sites within close proximity to a LWS were looked upon unfavourably, as development could have an overall higher impact on the locally important species and habitats. Whereas sites located further away from LWS were considered to be more favourable, due to their negligible impact. Note – Proximity distance for the sites has been considered in kilometres for consistency. Table 16 provides the ‘outcomes’ for which each site was scored against.

1a. Local Wildlife Site	What is the proximity of the site to the nearest local wildlife site.
RAG Rating	Potential ‘Outcome’
Green	Site is located over 1.75km+ away from local wildlife site
Amber	Site is located between 1 – 1.75km away from local wildlife site
Red	Site directly overlaps, or is between 0 – 1km away from local wildlife site

Table 16-Assessment Breakdown - Local Wildlife Site

- 3.47 For LGS, the Sustainability Appraisal has calculated the distance in meters to the nearest proposed site. This was in order to provide a suitability rating depending on the sites overall proximity to one another. As part of the assessment criteria the Sustainability Appraisals findings have been generalised, meaning that only sites within very close proximity to a LGS were looked upon moderately unfavourably, this is as LGS are contained within their boundaries, and sites would have to be significantly close or overlap to affect the special qualities / qualifying features of the designation. Sites located away from LGS were considered to be more favourable, due to their negligible impact. Note – Proximity distance for the sites has been considered in kilometres for consistency. Table 17 provides the ‘outcomes’ for which each site was scored against.

1b. Local Geological Site	What is the proximity of the site to the nearest local geological site?.
RAG Rating	Potential ‘Outcome’
Green	Site is located over 0.1km+ away from local geological site
Amber	Site overlaps or is between 0 – 0.1km away from local geological site

Table 17-Assessment Breakdown - Local Geological Site

Important Note

No red RAG ‘outcome’ has been proposed for this criteria. This is as the Sustainability Appraisal did not deem it appropriate given all LGS are constrained within their own boundaries.

- 3.48 For LNR, the Sustainability Appraisal has calculated the distance in meters to the nearest proposed site. This was in order to provide a suitability rating depending on the sites overall proximity to one another. As part of the assessment criteria the Sustainability Appraisals findings have been generalised, meaning that sites within close proximity to a LNR were looked upon favourably, as the accessibility of LNRs is an important factor in offering people the opportunity to enjoy and study nature. Sites located further away from LNRs were considered to be less favourable, due to the public having to travel a significant distance to be able to access the site. Note – Proximity distance for the sites has been considered in kilometres for consistency. Table 18 provides the ‘outcomes’ for which each site was scored against.

1a. Local Nature Site	What is the proximity of the site to the nearest local nature site.
RAG Rating	Potential ‘Outcome’
Green	Site is located 0 – 6km away from local nature reserve
Amber	Site is located between 6 – 10km away from local nature reserve
Red	Site is 10km+ away from local nature reserve

Table 18-Assessment Breakdown - Local Nature Reserve

- 3.49 As part of the assessment process, additional comment from the Greater Lincolnshire Nature Partnership was sought in relation to each sites proposed impact on local nature sites. These comments have not been quantified into a RAG rating but have been published alongside the assessment sheet within section four and have been a key consideration when selecting ‘preferred sites’.

Other Assessment Criteria 2 – Distance to services and facilities

- 3.50 Facilities and services are an essential and indispensable feature which promote community cohesion. Facilities and services such as education, health, social care, libraries,

shops, and the emergency services can all help to support the quality of life within an area. Developments must therefore be located within an appropriate distance to services and facilities, to ensure that residents can enjoy the fundamental economic and social benefits they provide.

3.51 South Kesteven District Council, as part of the assessment criteria process, has identified that each proposed sites would have its distance against the following services and facilities measured.

- Shops (retail and food outlets)
- Public Transport (bus stops and train stations)
- Medical Services (doctors surgeries and hospitals)
- Schools (secondary and primary)
- Employment site (area which provides job opportunity through business etc)

3.52 For each proposed site, the Sustainability Appraisal has calculated the distance in meters to the nearest identified community facility or service in order to provide a suitability rating depending on the sites proximity to the nearest community facility or service. Information relating to services and facilities was provided by South Kesteven District Council after an audit of its communities in 2022⁸. The Sustainability Appraisals findings have been generalised, meaning that sites within close proximity to a community facility or service were looked upon favourably, as they were deemed to be easily and quickly accessible via either foot, cycle, or vehicular transportation methods. Sites not in close proximity to a community facility or service were not considered favourably as being further away from these areas could create economic and social challenges on proposed residents.

3.53 As part of the assessment criteria, each site has been RAG rated against the identified services and facilities outlined in paragraph 3.51. Note – Proximity distance for the sites has been considered in kilometres for consistency. Tables ,19,20,21,22,23 and 24 provide the ‘outcomes’ for which each site was scored against.

2a. Proximity to Shops	What is the proximity of the site to the nearest shop?
RAG Rating	Potential ‘Outcome’
Green	Site is located 0 – 5km away from shop
Amber	Site is located between 0.5 – 2km away from shop
Red	Site is 2km+ away from shop

Table 19-Assessment Breakdown - Proximity to Shops

2b. Proximity to Public Transport	What is the proximity of the site to the nearest public transport node?
RAG Rating	Potential ‘Outcome’
Green	Site is located 0 – 0.25km away from public transport node
Amber	Site is located between 0.25. – 1km away from public transport node
Red	Site is 1km+ away from public transport node

Table 20-Assessment Breakdown - Proximity Public Transport Nodes

⁸ [Settlement Hierarchy Review February 2024.pdf \(southkesteven.gov.uk\)](#)

2c. Proximity to Medical Services	What is the proximity of the site to the nearest local medical service?
RAG Rating	Potential 'Outcome'
Green	Site is located 0 – 1.5km away from medical service
Amber	Site is located between 1.5km – 5km away from medical service
Red	Site is 5km+ away from medical service

Table 21-Assessment Breakdown – Proximity to Medical Services

2d. Proximity to Primary School	What is the proximity of the site to the nearest primary school?
RAG Rating	Potential 'Outcome'
Green	Site is located 0 – 1km away from primary school
Amber	Site is located between 1 – 3.5km away from primary school
Red	Site is 3.5km+ away from primary school

Table 22-Assessment Breakdown - Proximity to Primary Schools

2e. Proximity to Secondary School	What is the proximity of the site to the nearest Secondary School?
RAG Rating	Potential 'Outcome'
Green	Site is located 0 – 2km away from secondary school
Amber	Site is located between 2 – 8km away from secondary school
Red	Site is 8km+ away from secondary school

Table 23-Assessment Breakdown - Proximity to Secondary Schools

2f. Proximity to Employment Site	What is the proximity of the site to the nearest Employment Site?
RAG Rating	Potential 'Outcome'
Green	Site is located 0 – 3km away from employment site
Amber	Site is located between 3 – 10km away from employment site
Red	Site is 10km+ away from employment site

Table 24-Assessment Breakdown - Proximity to Employment Sites

Important Note

The Council is continuing to liaise with infrastructure providers such as utility companies, the education authority and the Integrated Care Board, which is responsible for developing a health plan for meeting the health needs of the population. The capacity of infrastructure such as schools and medical services will be assessed through the emerging Infrastructure Delivery Plan, which will include infrastructure provider engagement. The site assessments will be reviewed accordingly, and published at the next consultation stage of the Local Plan (Pre-Submission)

Other Assessment Criteria 3 – The Historic Environment

- 3.54 Protecting and enhancing the historic environment is a component set out in section 16 of the National Planning Policy Framework. It states that the historical environment and its associated assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. It is therefore important to ensure that development does not harm the setting and context of the historical environment. Development instead should seek to proactively protect the historical environment and enhance its assets where possible.

3.55 South Kesteven has a rich and diverse range of heritage assets which have been taken into consideration as part of the assessment criteria. Proposed sites have therefore been measured to check their distance against the list of identified heritage assets below.

- Listed Buildings (including Grade I /II and II*)
- Conservation areas
- Ancient Woodland
- Scheduled Monuments
- Historic Parks and Gardens

3.56 For each proposed site, the Sustainability Appraisal has calculated the distance in meters to the nearest identified heritage asset to provide a suitability rating depending on the sites proximity to the heritage asset. The Sustainability Appraisals findings have been generalised, meaning that sites within close proximity to a heritage asset or feature were looked upon unfavourably, as there was a greater chance of the site of causing harm to its context or setting. Sites not in close proximity to a heritage asset or feature were considered favourably as being further away from these areas minimised any potential harm on the wider historical environment.

3.57 As part of the assessment criteria, each site has been RAG rated against the identified heritage assets outlined in paragraph 3.55. Note – Proximity distance for the sites has been considered in kilometres for consistency. Tables 25,26,27,28 and 29 provide the ‘outcomes’ for which each site was scored against.

3a. Distance From Listed Building	What is the sites distance from the nearest listed building?
RAG Rating	Potential ‘Outcome’
Green	Site is located 1km+ from listed building
Amber	Site is located between 0.5 - 1km away from listed building
Red	Site is 0 - 0.5km away from listed building or Listed building located within the site

Table 25- Assessment breakdown - Listed Buildings

3b. Distance From Conservation Area	What is the sites distance from the nearest conservation area?
RAG Rating	Potential ‘Outcome’
Green	Site is located 1km+ away from conservation area
Amber	Site is located between 0.4-1km away from conservation area
Red	Site is 0 - 0.4km away from conservation area or site directly overlaps conservation area

Table 26-Assessment breakdown - Conservation Areas

3c. Distance from Ancient Woodland	What is the distance of the site from the nearest ancient woodland?
RAG Rating	Potential ‘Outcome’
Green	Site is located 3km+ away from ancient woodland
Amber	Site is located between 1.5 -3km away from ancient woodland
Red	Site is located between 0 -1.5km away from ancient woodland or site directly overlaps ancient woodland

Table 27-Assessment breakdown- Ancient Woodland

3d. Distance From Scheduled Monument	What is the distance of the site from the nearest scheduled monument?
RAG Rating	Potential 'Outcome'
Green	Site is located 1.5km+ away from scheduled monument
Amber	Site is located between 0.4 - 1.5km away from scheduled monument
Red	Site is located between 0 - 0.4km away from scheduled monument or site directly overlaps scheduled monument

Table 28-Assessment breakdown- Scheduled Monuments

3e. Distance From Historic Park and Garden	What is the distance of the site from the nearest historic park and garden?
RAG Rating	Potential 'Outcome'
Green	Site is located 4km+ away from historic park and garden
Amber	Site is located between 2 - 4km away from historic park and garden
Red	Site is located between 0 - 2km away from historic park and garden or site directly overlaps park and garden.

Table 29-Assessment Breakdown - Historic Parks and Gardens

Other Assessment Criteria 4 – Agricultural Land

3.58 South Kesteven is a primarily rural district and a large percentage of its vacant land is under agricultural uses. Furthermore, due to its rural nature the quality of land is naturally high which is beneficial for food and crop production, leading to it being one of key drivers behind the economic suitability of the district. National Planning Policy highlights that the loss of high grade agricultural land should be avoided, with development being directed to land of a lower grade. This is further reinforced by the draft South Kesteven Local Plan review which seeks to protect the best and most versatile agricultural land, unless other sustainability considerations indicate otherwise. It should be noted that South Kesteven has low quantities of land considered to be 'poor agricultural quality', therefore it must be acknowledged that some development on higher quality grade agricultural land is inevitable. It must however be ensured that development does not cause a substantial loss of the identified highest agricultural grade land across the district.

3.59 For each proposed site, the Sustainability Appraisal has used the national agricultural land classification data⁹ to demonstrate what proportions of each site fall within a certain agricultural land classification grade. The Sustainability Appraisals findings have been generalised, meaning that sites which did not overlap grade 1 or grade 2 agricultural land were looked upon favourably. Whereas sites that were identified to overlap grade 1 and grade 2 areas of agricultural land were considered less favourable, as these grades of are considered the best and most versatile and are proposed to be protected through the South Kesteven Local Plan review. It should be noted that the data used was indicative only and did not offer a detailed assessment of the agricultural quality of each site.

3.60 As part of the assessment criteria, each site has been RAG rated against the agricultural land classification data to show if a site overlapped with any areas of agricultural grade 1,2 or 3 land Tables 30,31 and 32 provide the 'outcomes' for which each site was scored against. The detailed 'percentage' of each overlap (where one has occurred) is shown on the assessment sheets in section 4.

⁹ [Guide to assessing development proposals on agricultural land - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/guide-to-assessing-development-proposals-on-agricultural-land)

4a. Agricultural Grade 1	Does the proposed site overlap with grade 1 agricultural land?
RAG Rating	Potential 'Outcome'
Green	No – The site does not overlap with any portion of grade 1 agricultural land
Red	Yes – A portion or all of the site overlaps with grade 1 agricultural land

Table 30- Assessment Breakdown - Agricultural Grade 1

Important Note

No Amber RAG 'outcome' has been proposed for this criteria due to their only being two proposed options for each site.

4b. Agricultural Grade 2	Does the proposed site overlap with grade 2 agricultural land?
RAG Rating	Potential 'Outcome'
Green	No – The site does not overlap with any portion of grade 2 agricultural land
Red	Yes – A portion or all of the site overlaps with grade 2 agricultural land

Table 31-Assessment Breakdown - Agricultural Grade 2

Important Note

No Amber RAG 'outcome' has been proposed for this criteria due to their only being two proposed options for each site.

4c. Agricultural Grade 3	Does the proposed site overlap with grade 3 agricultural land?
RAG Rating	Potential 'Outcome'
Green	No - The site does not overlap with any portion of grade 3 agricultural land
Amber	Yes - A portion or all of the site overlaps with grade 3 agricultural land

Table 32-Assessment Breakdown - Agricultural Grade 3

Important Note

No Red RAG 'outcome' has been proposed for this criteria due to their only being two proposed options for each site– Amber has been selected as the more appropriate RAG rating 'outcome' colour when assessing a sites overlap with grade 3 agricultural land due to the comments set out in paragraph 3.58 and it being inevitable that some higher grade agricultural land may be lost to development.

Other Assessment Criteria 5 – Contaminated Land

- 3.61 Land contamination is generally associated with previous industrial/commercial use within a surrounding area which has caused chemicals and ground gas generation. Therefore the possibility of land contamination should always be considered where the proposed development is set to take place, particularly if it sensitive and/or vulnerable to land contamination.
- 3.62 For each proposed site, South Kesteven District Council Planning officers undertook a desk based survey of historical land contamination data to acknowledge if any of the sites fell within areas of contamination or known contamination zones. Sites that did not fall within a contaminated land area were looked upon favourably whereas sites that were identified to be within a contaminated land area were considered less favourable, due to the environmental and social sustainability implications.

- 3.63 As part of the assessment criteria, each site has been RAG rated against South Kesteven District Councils desktop based analysis, which highlighted if a site fell within an identified contaminated land area. Table 33 provides the 'outcomes' for which each site was scored against.

5. Contaminated Land	Does the proposed site fall within an area of contaminated land
RAG Rating	Potential 'Outcome'
Green	No – The site does not fall within an area of contaminated land
Red	Yes – The site falls within an area of contaminated land

Table 33-Assessment Breakdown - Contaminated Land

Important Note

No Amber RAG 'outcome' has been proposed for this criteria due to their only being two proposed options for each site.

Other Assessment Criteria 6 – Biodiversity and Green Infrastructure Opportunity Areas

- 3.64 Biodiversity opportunity mapping (BOM) was developed by the Greater Lincolnshire Nature Partnership for the Greater Lincolnshire Region. It highlights the existing ecological network across the region and where the best opportunities lie for improvement in regard to the extent of habitats in the network, the condition or distinctiveness of them and overall connectivity of the network. The Greater Lincolnshire Nature Partnership advise that decisions should take into account the impact of development to these networks and where possible avoid permitting proposals which may negatively affect the existing network.
- 3.65 The BOM opportunity mapping was broken down into to show five different types of network which were as follows:
- Ecological Network - high quality area
 - Ecological Network - opportunity for management
 - Ecological Network – opportunity for creation
 - Green Infrastructure – high quality area
 - Green infrastructure – opportunity for management
- 3.66 For each proposed site, South Kesteven District Council Planning officers undertook a desk based survey using the BOM information provided by the Greater Lincolnshire Nature Partnership and assessed under which type of network each site was affected by. Sites that contained or overlapped with a network of 'high quality' were assessed as unfavourable due to implications development could have on valuable habitats. Whereas sites that contained or overlapped networks with opportunities for 'management and creation' were considered more favourably, as development could promote increased interconnectivity between habitats and species. Neutral ratings were given to sites not affected by any of the identified network areas.
- 3.67 As part of the assessment criteria, each site has been RAG rated against South Kesteven District Councils desktop based analysis of the BOM data and network types outlined in

paragraph 3.65. Tables 34,35,36,37 and 38 provide the 'outcomes' for which each site was scored against.

6a. Ecological Network – high quality	Does the site overlap with an ecological network – high quality area?
RAG Rating	Potential 'Outcome'
Green	None of the site overlaps with an ecological network – high quality area
Red	Site overlaps with an ecological network – high quality area

Table 34-Assessment Breakdown - Ecological Network High Quality

Important Note

No Amber RAG 'outcome' has been proposed for this criteria due to the Greater Lincolnshire Nature Partnership recommending that no development takes place where a site overlaps with an ecological network – high quality area.

6b. Ecological network – opportunity for management	Does the site overlap with an ecological network – opportunity for management?
RAG Rating	Potential 'Outcome'
Green	Site overlaps with an ecological network – opportunity for management
Amber	None of the site overlaps with an ecological network – opportunity for management

Table 35-Assessment Breakdown - Ecological Network Opportunity for Management

6c. Ecological network – opportunity for creation	Does the site overlap with a ecological network – opportunity for creation?
RAG Rating	Potential 'Outcome'
Green	Site overlaps with an ecological network – opportunity for creation
Amber	None of the site overlaps with an ecological network – opportunity for creation

Table 36-Assessment Breakdown - Ecological Network Opportunity for Creation

6d. Green Infrastructure high quality area	Does the site overlap with a green infrastructure- high quality area?
RAG Rating	Potential 'Outcome'
Green	Site overlaps with a green infrastructure– high quality area
Amber	None of the site overlaps with a green infrastructure – high quality area

Table 37-Assessment Breakdown - Green Infrastructure High Quality

6e. Green Infrastructure opportunity for management	Does the site overlap with a green infrastructure- opportunity for management
RAG Rating	Potential 'Outcome'
Green	Site overlaps with a green infrastructure– opportunity for management
Amber	None of the site overlaps with a green infrastructure – opportunity for management

Table 38-Assessment breakdown - Green Infrastructure Opportunity for Management

Important Note

No Red RAG 'outcomes' have been proposed for tables 35,36,37 and 38. This is as sites that overlapped with networks that presented that opportunity for creation and management were seen as positive by the Greater Lincolnshire Nature Partnership, as development could provide enhancement and wider connectivity to these areas.

Other Assessment Criteria 7– Tree Preservation Orders

- 3.68 Tree Preservation orders (TPO) are designation orders made to protect specific trees, groups of trees, or woodlands in the interests of amenity. While the presence of a TPO does not mean that development will not be acceptable, it is important to understand the impact proposed development could have on the environmental and social benefits that TPOs provide.
- 3.69 For each proposed site, South Kesteven District Council Planning officers undertook a desk based survey of the current Tree Preservation Order designation data to acknowledge if any of the sites contained a TPO. Sites that were found not to contain TPOs were looked upon favourably, whereas sites that were identified contain a Tree Preservation Order designation were considered less favourable, due to the unknown impacts, or harm the development could have on the identified TPO.
- 3.70 As part of the assessment criteria, each site has been RAG rated against South Kesteven District Councils desktop based analysis, which highlighted if a site contained Tree Preservation Order designation. Table 39 provides the ‘outcomes’ for which each site was scored against.

7. Tree Preservation Order	Does the proposed site contain a tree preservation order designation?
RAG Rating	Potential ‘Outcome’
Green	No – The site does not contain a tree preservation order designation
Red	Yes – The site contains one or more tree preservation order designations

Table 39-Assessment Breakdown -Tree Preservation Orders

Important Note

No Amber RAG ‘outcome’ has been proposed for this criteria due to their only being two proposed options for each site.

Other Assessment Criteria 8– Public Rights of Way

- 3.71 Public Rights of Way (PROW) enable vital access to the countryside and often provide opportunities for a range of leisure activities, such as walking, cycling and horse-riding. The PROW network therefore provides a significant opportunity to enhance the sustainability of sites.
- 3.72 For each site, the Sustainability Appraisal has calculated the distance in meters to the nearest. Public Right of Way. This was in order to provide a suitability rating depending on the sites overall proximity to the Public Right of Way network. As part of the assessment criteria the Sustainability Appraisal findings have been generalised, meaning that sites within close proximity, or containing a Public Right of Way were looked upon favourably, as they could provide for an opportunity for enhanced connectivity into the wider network and areas beyond. Sites located further away from a Public Right of Way considered to be less favourable, due to the fact development could be isolated from walking and cycling routes.

- 3.73 As part of the assessment criteria, each site has been RAG rated against its distance from the nearest Public Right of Way. Note – Proximity distance for the sites has been considered in kilometres for consistency. Table 40 provides the ‘outcomes’ for which each site was scored against.

8. Public Right of Way	What distance is site located from the nearest public right of way network?
RAG Rating	Potential ‘Outcome’
Green	Site overlaps or is located 0 – 0.2km away from public right of way network
Amber	Site is located between 0.2 – 0.4km away from public right of way network
Red	Site is 0.4km+ away from public right of way network

Table 40-Assessment Breakdown - Public Right of Way

Other Assessment Criteria – Additional Considerations.

- 3.74 As highlighted in Table 4, there were a variety of different data collection methods used by South Kesteven District Council when selecting the most suitable and appropriate sites for development. Not all of these data collection methods could be quantified into RAG rating tables and therefore a pragmatic and judgement based approach has been used when looking at sites against the following information:

Spatial Distribution

- 3.75 In selecting sites for inclusion in the draft Local Plan Review, it was necessary to also have regard to the spatial strategy for the district. Draft Policy SP1 of the draft Local Plan Review sets out the proposed spatial strategy as follows:

“The overall strategy of the Local Plan is to deliver sustainable growth, including new housing and job creation, in order to facilitate growth in the local economy and support local residents. The focus for the majority of growth is in and around the sub-regional centre of Grantham and the three market towns, with Grantham being a particular focal point.

Larger Villages will provide a supporting role in meeting the development needs of the District. Development should create strong, sustainable, cohesive and inclusive communities, making the most effective use of appropriate previously developed land (where possible) and enabling a larger number of people to access jobs, services and facilities locally. Development should provide the scale and mix of housing types that will meet the identified need for South Kesteven (as informed by the Local Housing Needs Assessment) and a range of new job opportunities in order to secure balanced communities (as informed by the Employment Land Study)”

- 3.76 Draft Local Plan Policy SP1 seeks to maintain a focus for growth within the sub regional centre of Grantham whilst also distributing growth in a manner which is broadly proportionate to the size of Market Towns and Larger Villages. This will therefore promote sustainability whilst also ensuring many settlements receive their ‘fair share’ of growth. It must however be noted that the proportion of growth may be increased or decreased to reflect specific local circumstances, such as the deliverability or availability of sites, capacity of infrastructure or other constraints /opportunities that may arise.

- 3.77 Draft Local Plan Policy SP2 sets out the proposed Settlement Hierarchy for South Kesteven, categorising settlements based on their size and provision of services and facilities. Therefore, based on the spatial strategy the Sub Regional Centre, Market Towns and Larger Villages are generally expected receive the most growth with the Smaller Villages seeing less growth, which is why no allocations have been made within these settlements.
- 3.78 The ability to achieve proportionate distribution in line with the Spatial Strategy is dependent on a supply of suitable and available sites. The 'Call for land' exercise generated a large pool of 289 sites to select from. Consequently, preferred sites are identified in the Sub Regional Centre, The Market Towns, and most of the Larger Villages. For some Larger Villages no sites were deemed suitable for development and therefore no allocations were made in such locations. Furthermore in assessing and selecting 'preferred sites', it was necessary to have regard to other sites within the same settlement to ensure the spatial distribution of growth reflects the spatial strategy set out in SP1. In some settlements there were more sites than required to meet the levels of growth suggested by the spatial strategy. Therefore, some sites were not selected on the basis that other more suitable sites are available within the same settlement.

Evidence base reports

- 3.79 As part of the Local Plan Review process, South Kesteven District Council have commissioned a number of updated and new evidence base studies. In some cases, these studies have influenced the site assessment process. For example the Employment Land Study 2023 has conducted its own assessment into the continued suitability of proposed employment designations across the district. Where sites have been considered by other evidence base studies these have been referenced within the 'main findings' section of the site assessment sheets.

Important Note

At the time of this report's publication there will still be evidence base studies which have not yet been completed which may have further implications over the site assessment process. These are as follows:

Infrastructure Delivery Plan (IDP)

The Infrastructure Delivery Plan will provide an up-to-date, coherent picture of the infrastructure will be required to support growth proposed through the Local Plan up to 2041. Through consultation with the relevant infrastructure providers, the IDP will consider infrastructure such as:

- Transport including sustainable transport
- Education
- Healthcare
- Open Space
- Ambulance
- Police
- Fire
- Utilities – electricity, gas, water, renewables, digital infrastructure, flood defences, sustainable drainage

Strategic Flood Risk Assessment (SFRA)

The SFRA will provide a comprehensive and robust appraisal of the extent and nature of flood risk from all sources of flooding, now, and in the future, taking into account the effects of Climate Change and its implications for land use planning. It will outline the most up to date flood extents for all sources of flooding and be used as a tool to inform the planning of future development.

Water Cycle Study

The Water Cycle Study will assess the infrastructure provision for water supply, waste water and flood risk management to help plan for sustainable growth.

Playing Pitch Strategy

The Play Pitch Strategy will audit and assess existing play pitch provision and include recommendations for the provision of playing pitch facilities for the district, to support sustainable growth.

Gypsy, Traveller and Travelling Showpeople – Meeting Accommodation Needs

This report will assess how the identified accommodation needs of the district's Gypsy, Traveller and Travelling Showpeople, up to 2041, can be met.

Site Visits

- 3.80 South Kesteven's Strategic Planning officers team undertook site visits to a number of the 'preferred site' submissions. To avoid duplication of work, adopted Local Plan (2020) allocations and sites with extant planning permission were not visited. Officers took photos and completed a form whilst visiting each site. Undertaking site visits was a valuable exercise, enabling officers to identify key features and characteristics to gain a greater understanding of each sites local context and setting. Officers had particular regard to each site's accessibility; compatibility with neighbouring land uses; built and natural constraints; landscape value; likely visual impacts; and required mitigation measures. The site visit exercise informed the selection of 'preferred sites'.

Public Consultation

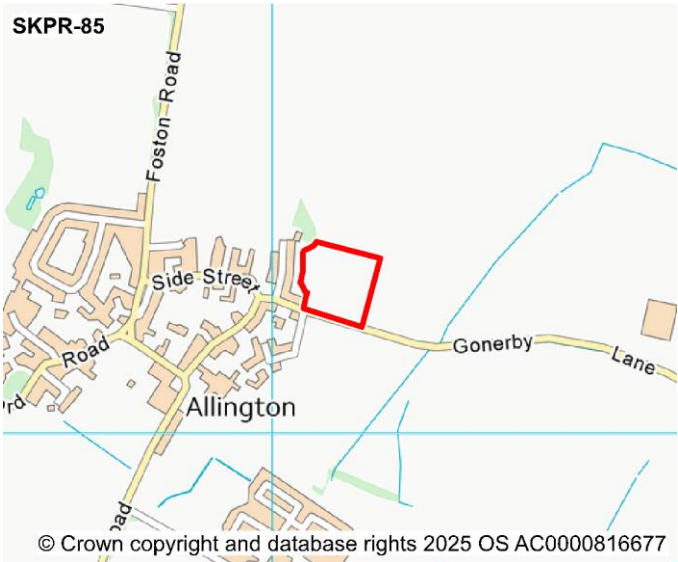
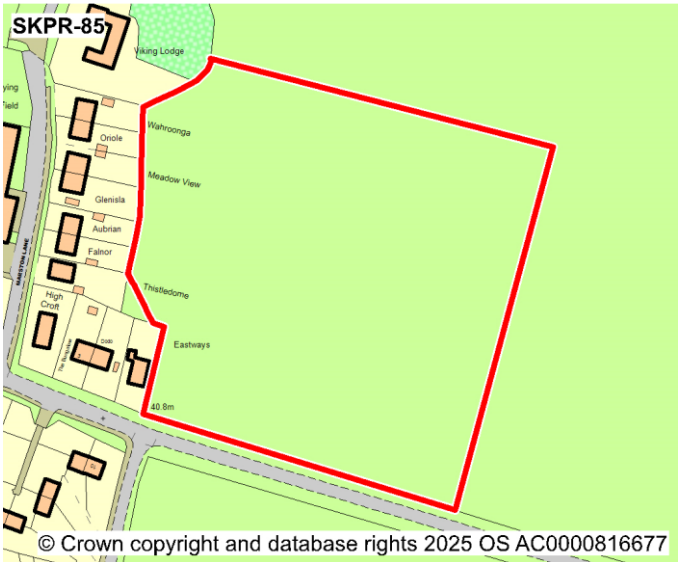
- 3.81 The final element of informing the site assessment process is public consultation. Public comments though the consultation on the proposed draft 'preferred' sites will be complied and will form an important consideration as the Local Plan evolves.

4. Section Four – Assessment Outcomes

- 4.1 This section presents a summary of the main findings and conclusions from the site assessment exercise broken down in section 3. It identifies which sites have been recommended for allocation in the Local Plan, and those which have not.
- 4.2 A site assessment sheet has been prepared for each individual site assessed, The site record reports are arranged by settlement (in alphabetical order). Within each settlement, the site record reports are arranged sequentially by the identified draft Local Plan 'SKPR' Reference.
- 4.3 The site assessment report sheets include all of the outcomes of the RAG ratings against the assessment criteria outlined in section 3 with a summary presented in the 'main findings' section. The decision on whether or not to allocate the site as a 'preferred' draft allocation was then determined under one of two categories:
- **Preferred site - Yes:** The site assessment has found the site to be suitable for development and recommends inclusion as a preferred site within the draft Local Plan Review.
 - **Preferred site - No:** The site assessment has identified constraints around the site which would make it less suitable for allocation or the site could potentially be suitable for development, but more preferable sites are available.

Breakdown of Site Assessment Sheets

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Major Contraints

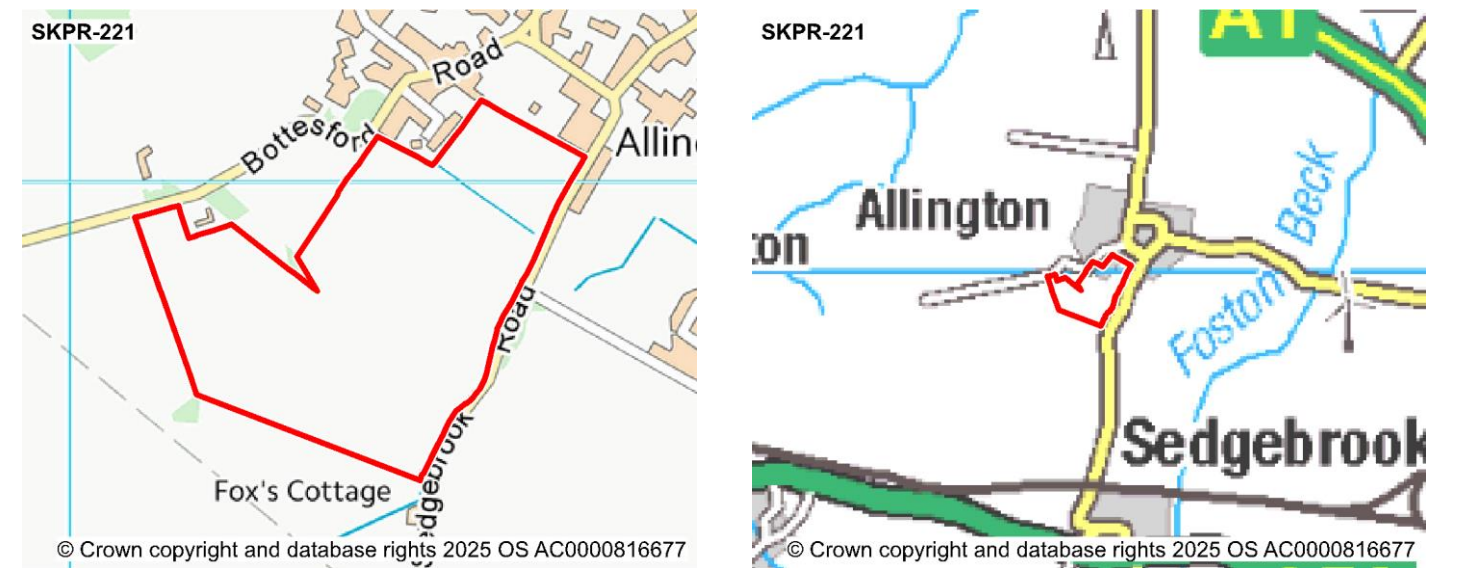
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Pedestrian and cycle connections into Allington needed
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

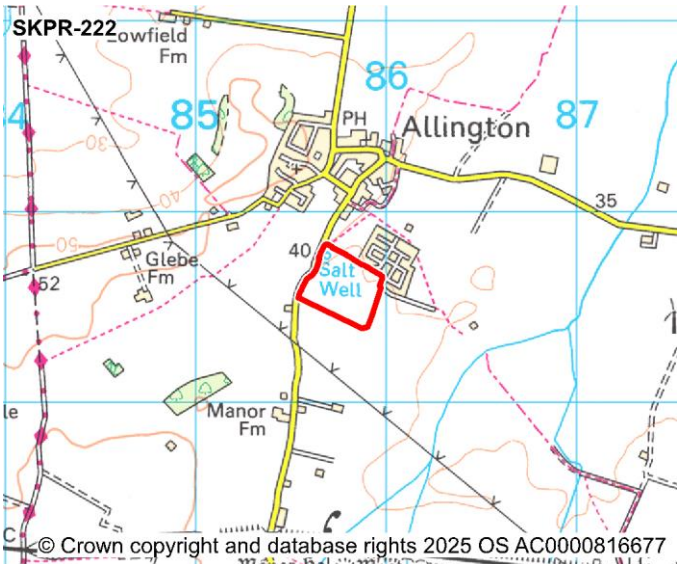
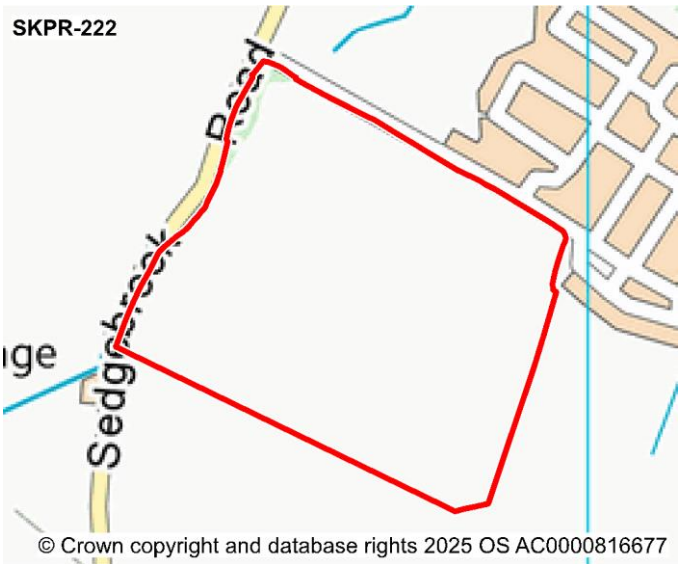
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Less than 100 trips, within 3km of the SRN. Hence, moderately impacts the SRN. However cumulative impact anticipated from SKPR 223 and 222 leading to a High impact
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA required, local road network likely to have capacity for traffic, pedestrian and cycle connections into Allington needed (footway on west of Sedgebrook Road) and improved bus services.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW to east (W8)

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

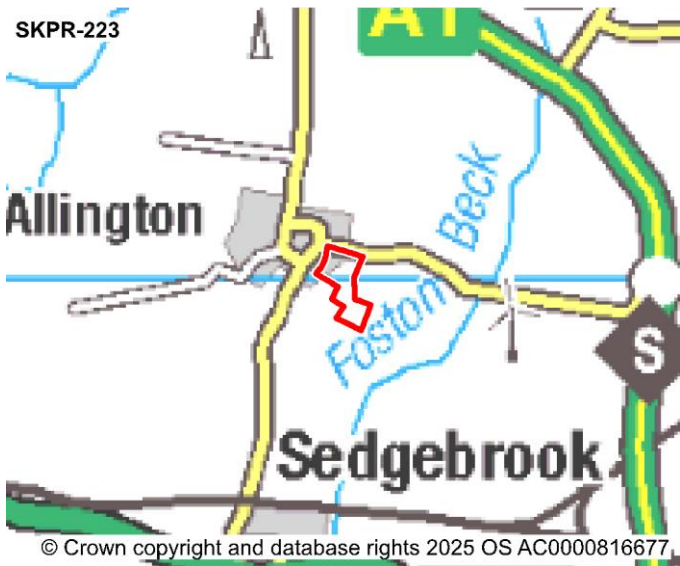
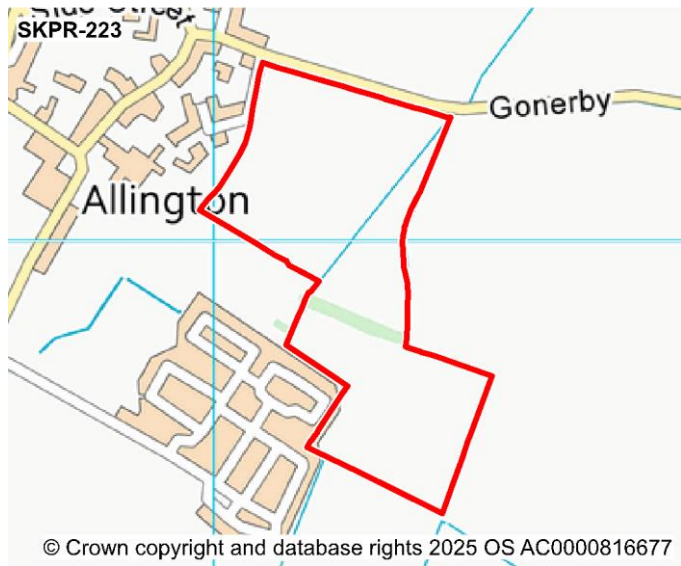
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Less than 100 trips, within 3km of the SRN. Hence, moderately impacts the SRN. However cumulative impact anticipated from SKPR 221 and 223 leading to a High impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA required, local road network likely to have capacity for traffic, pedestrian and cycle connections (footway east of Sedgebrook Road) into Allington needed and improved bus services.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW to north (W8)

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

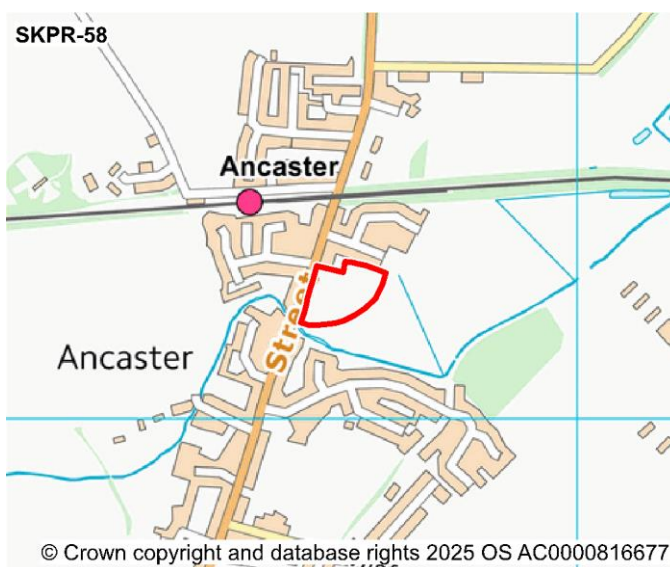
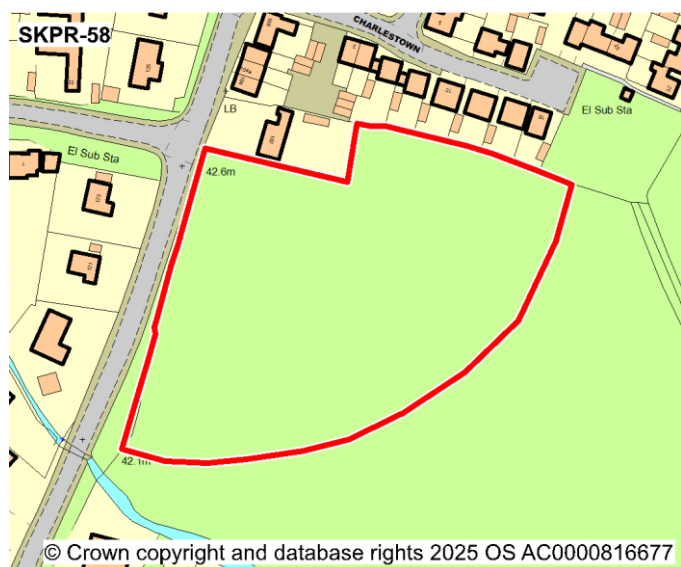
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Less than 100 trips, within 3km of the SRN. Hence, moderately impacts the SRN. However cumulative impact anticipated from SKPR 221 and 222 leading to a High impact
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA required, pedestrian and cycle connections into Allington needed and improved bus services
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW abutting site boundaries (W8) - odour assessment

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

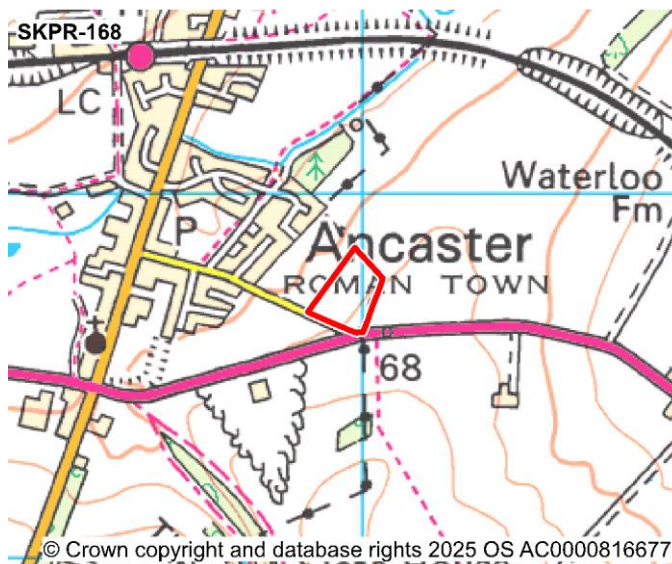
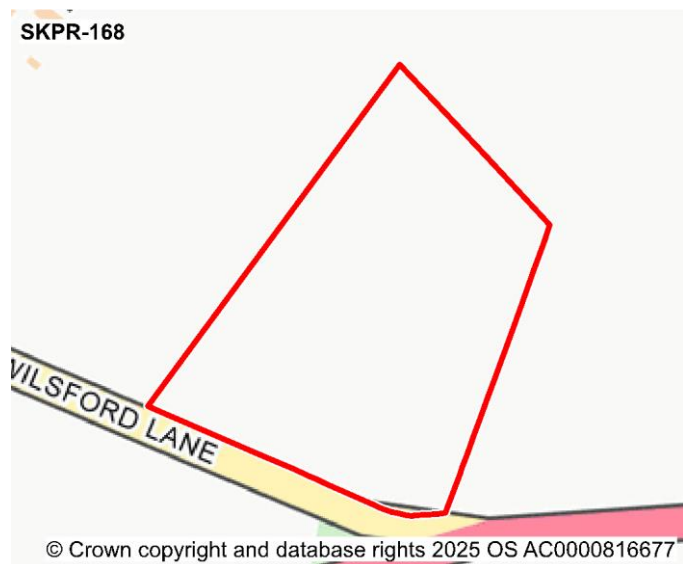
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	10.63
% of Overlap with Flood Zone 3	3.72
Statutory consultee comment on Flood Risk (Environment Agency)	It looks like the site boundary will be outside of flood zone 2/3 but it's close.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access appears acceptable. Possible minor ped improvements to village(tactiles etc).
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW to east (W8)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Ancaster. Development to avoid identified flood risk zone to the east of the site and will be utilised for open space, landscaping and sustainable drainage. Site has been assessed to have minor impact on the local and strategic highway network.



Major Constraints

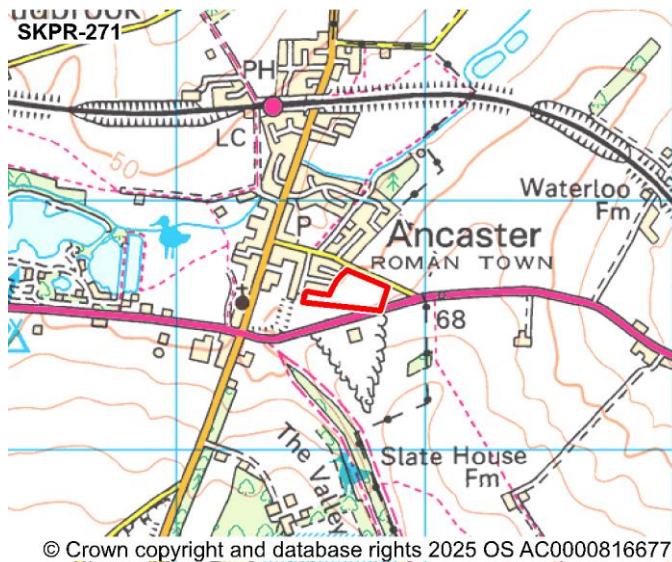
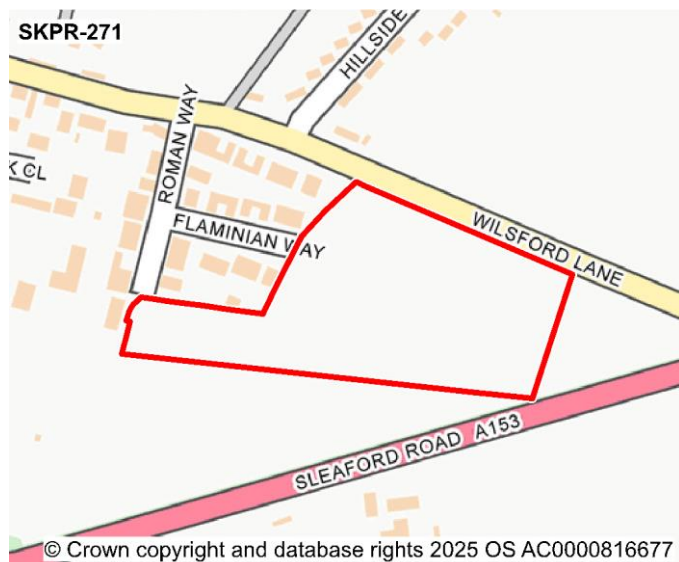
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Footway widening. Improvements secured (S20/1169) a series of improvements to the highway network including road widening, a footway/cycleway from the junction with A153 up to the village, upgrading of bus stop facilities, formalising of the passing place along with improvements to the narrowest section of Wilsford Lane, thereby improving pedestrian connection to the local facilities within the village centre, which is considered as appropriate mitigation for this type and scale of development. The existing 30mph speed limit along Wilsford Lane will be extended and further investigations are to be carried out in respect of a proposed weight limit along Wilsford Lane.
Does the site have suitable access	Yes

Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M12
Statutory consultee comment on Minerals and Waste	"Safeguarded Mineral Site (Castle Quarry) to south west (M12), Limestone MSA (M11), STW to north (W8)Adjacent land to the south of Sleaford Road has also been nominated as a potential eastern extension to Castle Quarry in the recent call for sites for the MWLP - however this site has not yet been assessed/preferred sites have not been identified at this stage."

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Wilsford Lane Verge, Ancaster
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Ancaster Water Recycling Centre (WRC), growth here may cause WRC capacity issues. Site on Principle aquifer, and on Source Protection zone 3
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	There are a number of sites which are in close proximity to Sites of Special Scientific Interest (SSSIs). According to the guidance set out in paragraph 186b of the NPPF, if any development is likely to have an adverse effect on a SSSI (either individually or in combination with other developments), they should not normally be permitted. Mitigation strategies should be provided to reduce adverse impacts on SSSIs and offer positive opportunities for nature and be set out in sufficient detail to ensure their long-term protection and enhancement
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access from Wilsford Lane with pedestrian connections onto adjacent development. Footway provision required into Ancaster along Wilsford Lane.
Does the site have suitable access	Part

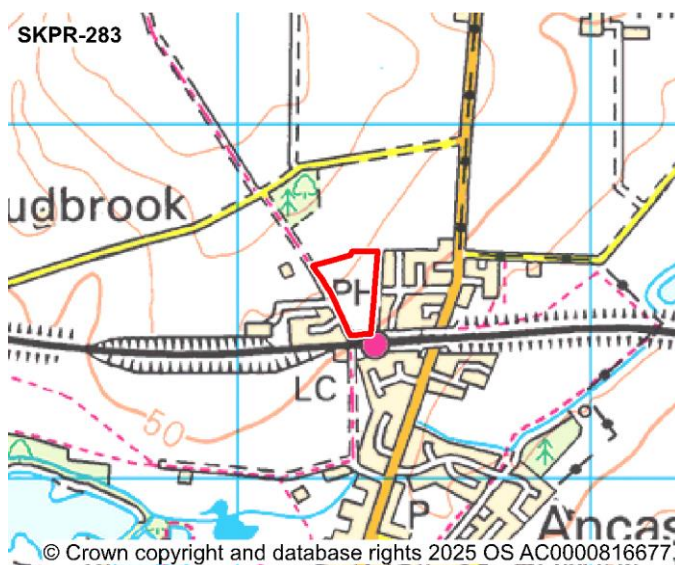
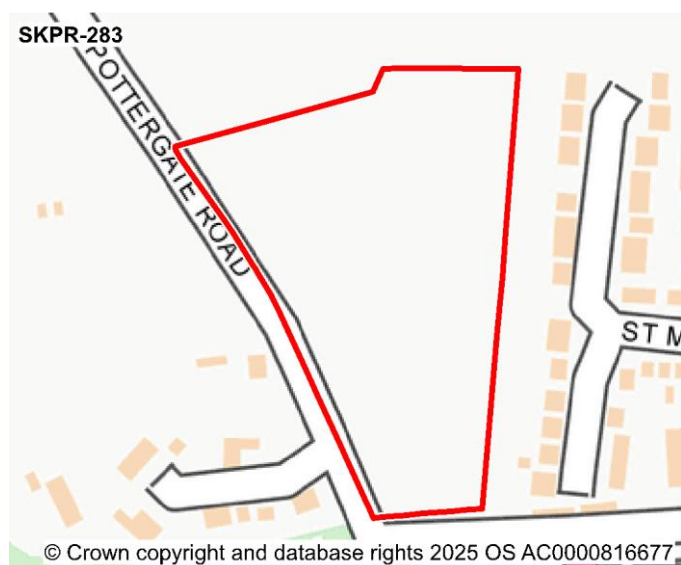
Ref: SKPR-271	Parish: Ancaster	Proposed Use: Residential	Preferred Site: Yes
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code			
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Overlapping LWS- Wilsford Lane Verge, Ancaster
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	Yes
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	Yes
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Ancaster Water Recycling Centre (WRC), growth here may cause WRC capacity issues. On Source Protection Zone 3 and on Principle aquifer.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	There are a number of sites which are in close proximity to Sites of Special Scientific Interest (SSSIs). According to the guidance set out in paragraph 186b of the NPPF, if any development is likely to have an adverse effect on a SSSI (either individually or in combination with other developments), they should not normally be permitted. Mitigation strategies should be provided to reduce adverse impacts on SSSIs and offer positive opportunities for nature and be set out in sufficient detail to ensure their long-term protection and enhancement
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of development acceptable. Vehiclicular access to be served from St Martin's Way only, with pedestrian connection on to Station Approach. Predestrian improvements and tactiles in the vicinity. The site is not at risk from surface water flooding.

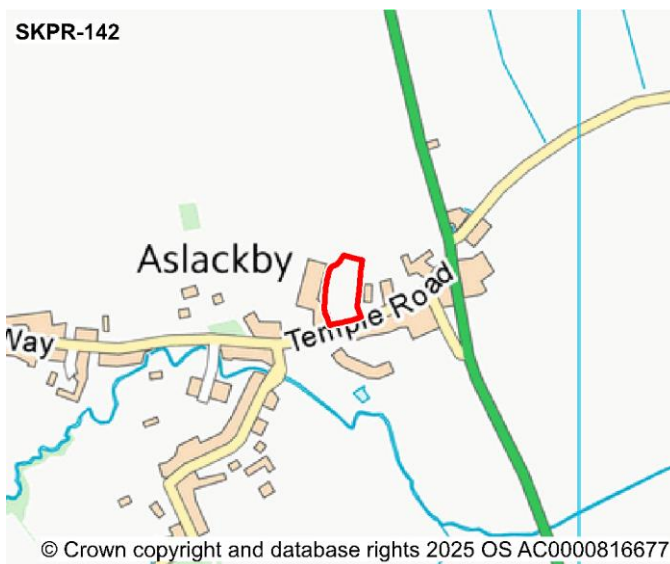
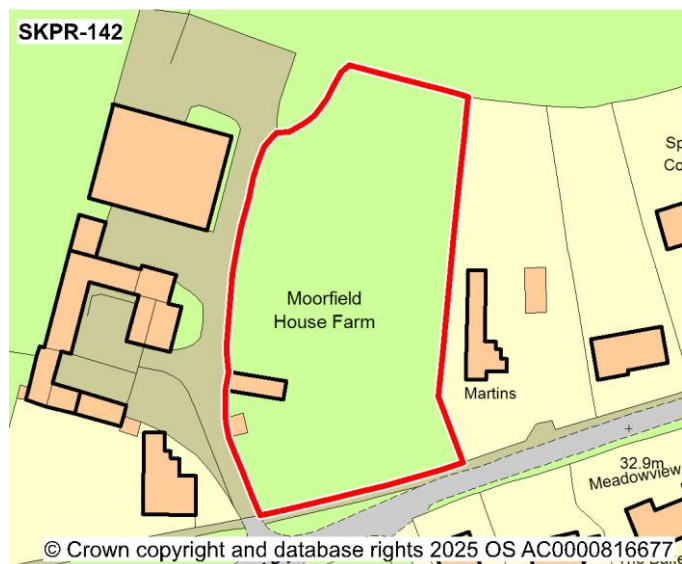
Ref: SKPR-283	Parish: Ancaster	Proposed Use: Residential	Preferred Site: Yes
Does the site have suitable access	Yes		
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code			
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	15
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	85
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Ancaster. Site will provide pedestrian links to Station Approach and preserve the rural character of Pottergate Road. Site has been assessed to have minor impact on the local and strategic highway network.



Major Constraints

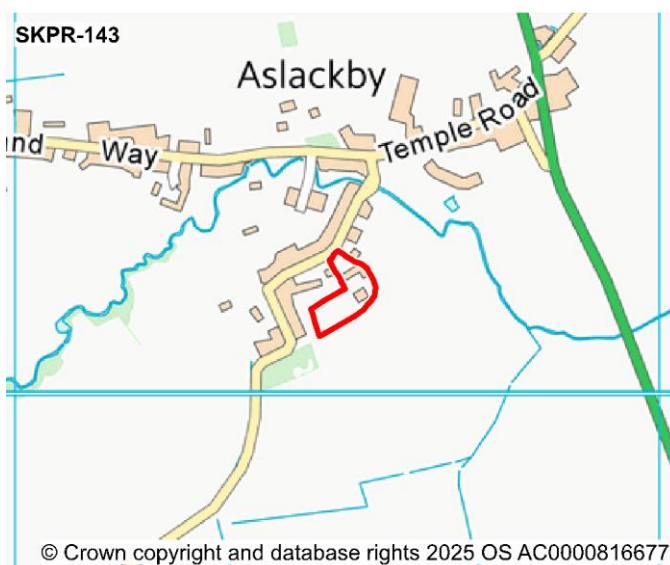
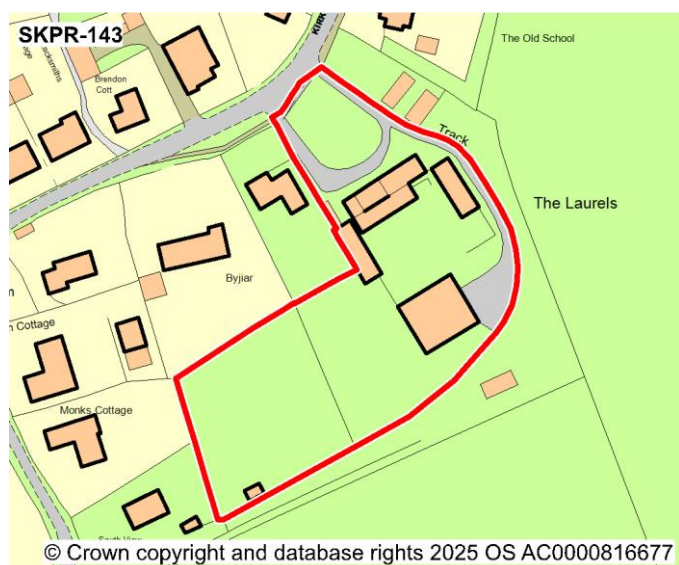
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway improvements in vicinity of the site and some minor carriageway widening where it currently narrows.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

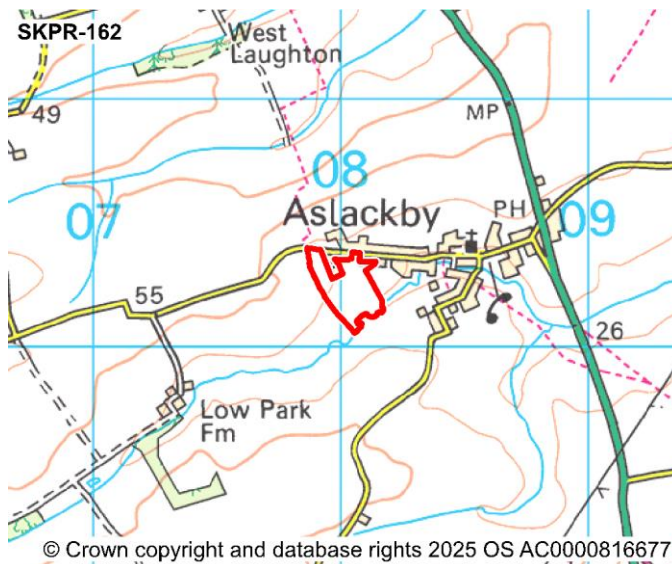
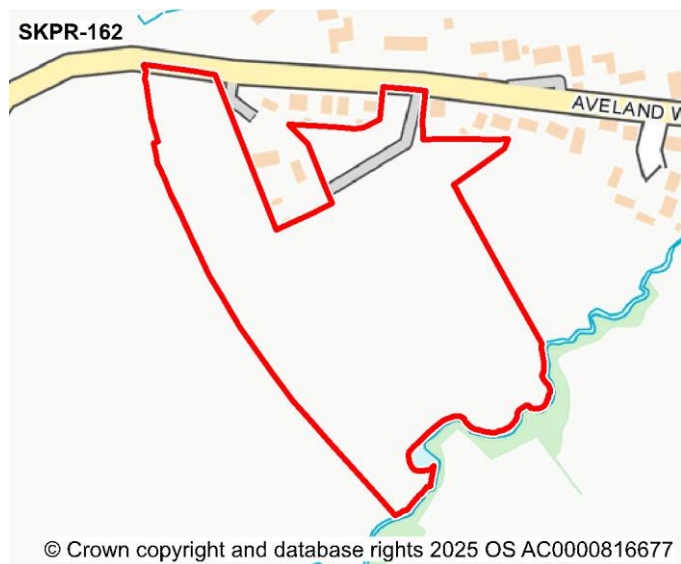
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway improvements required in vicinity of the site, consideration for the weak bridge and how this can be improved. Connections from development on to adjacent PROW along with improvements to the network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

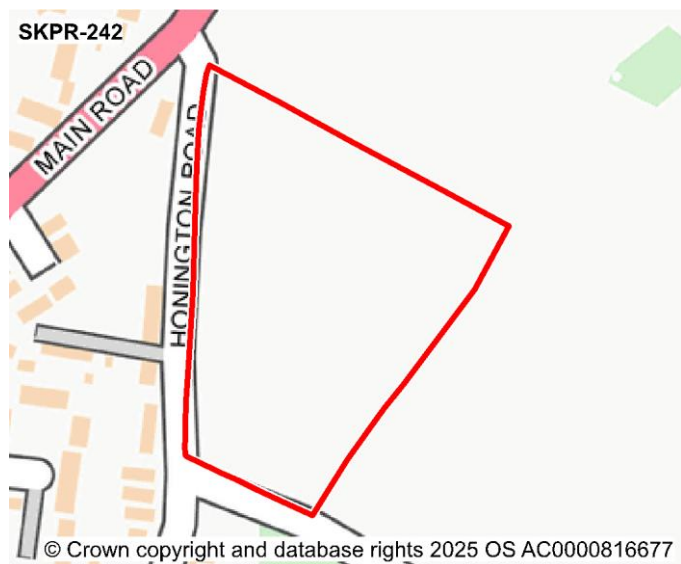
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	11.88%
% of Overlap with Flood Zone 3	11.4%
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2/3 towards the river / within 20 metres of main river.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 KM away from SRN junction. Development traffic likely to be less than 40 two way trips on any given near by junction on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Widen the carriageway to 5.5 metres to make suitable for two way traffic. Unlikely to be achievable.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

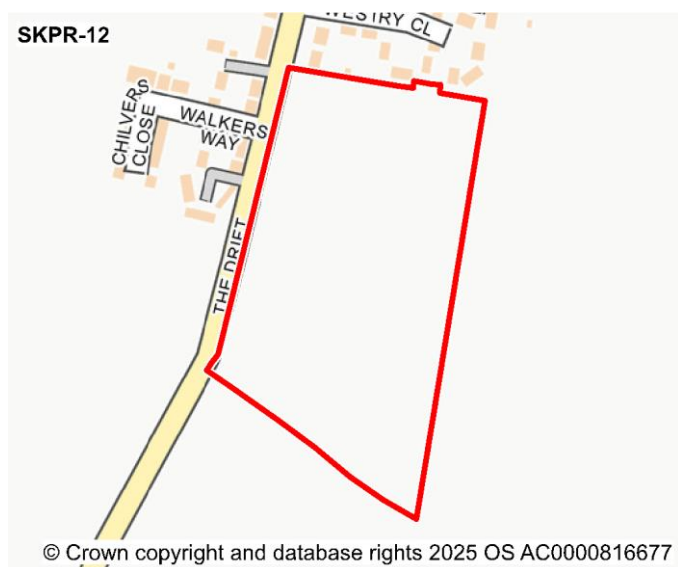
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 30 trips, >3kms from SRN boundary
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	SW flood risk. Frontage footpath and possibly one opposite. Honington Road is a bus route.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Barkston. Site to be designed to mitigate any impact on Minnetts Hill and will protect the important views towards the Church of St Nicholas. Low density scheme will accommodate the conservation area and adjacent listed buildings.



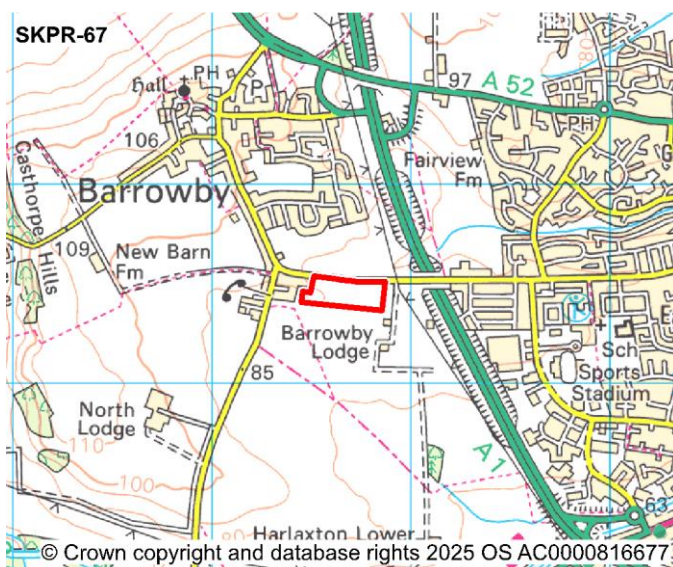
Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	10km+
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Site generates more than 40 trips in the nearest SRN and is located less than 3km from the SRN. Also, SKPR 12 and SKPR 27 together will cumulatively generate greater than 100 trips. Hence, these sites will have a high impact on the SRN junctions close by.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	PROW and bridleway through site - TA required check road width of the Drift and possible improvements to wider network - Boundary treatment to existing hedge to achieve access visibility (ex hedge) - Frontage footpath required site side of The Drift - Possible changes to adjacent speed limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	63.41%
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	36.59%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings



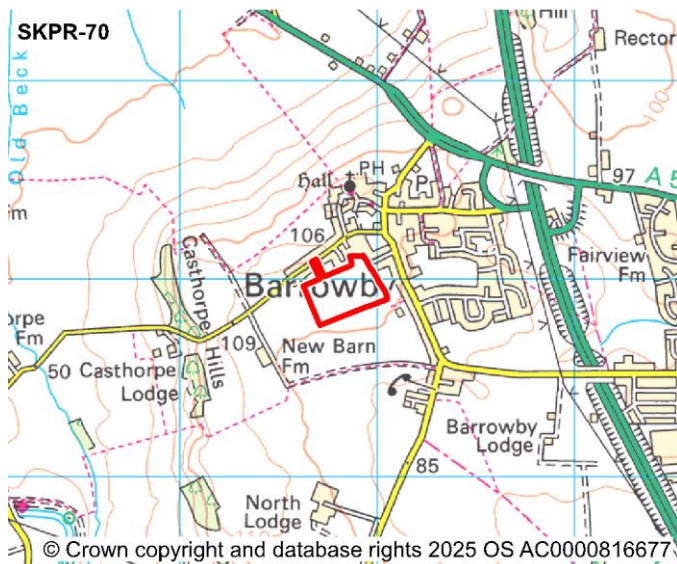
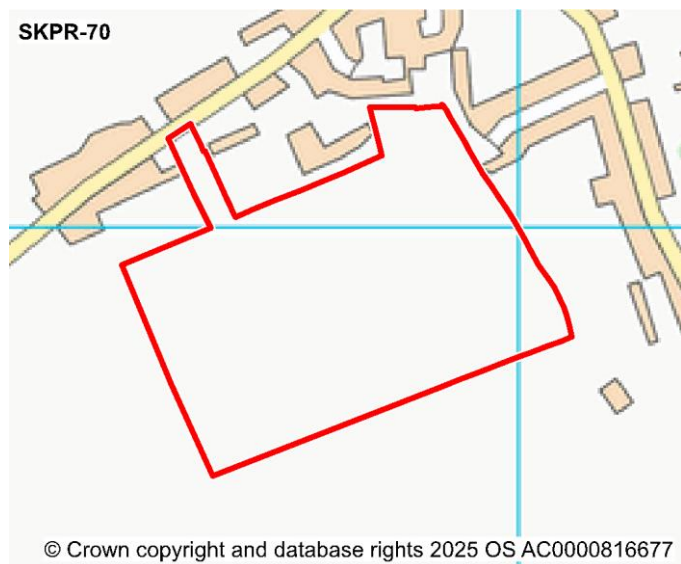
Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Site although very close to SRN will individually contribute to a moderate impact as the trips on the major SRNs would be less than 40. However, SKPR 12 and SKPR 27 together will cumulatively generate greater than 100 trips and is located less than 3km from the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	60mph at end of ex housing. Boundary treatment to vegetation to improve visibility. Frontage footway to connect to ex footway towards village. Footway opposite restricted width.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings



Major Constraints

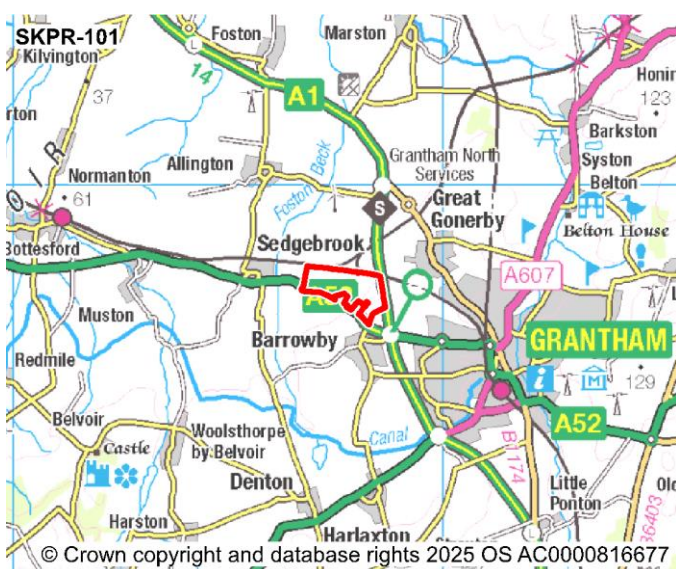
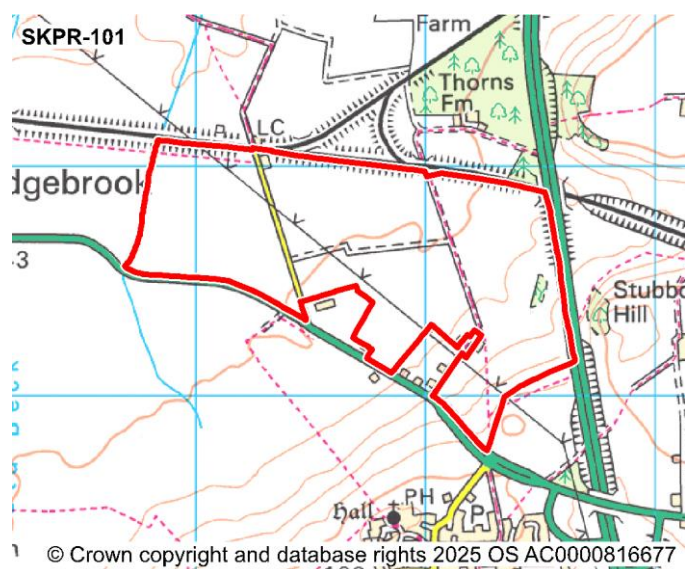
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Less than 3km, more than 100 trips, multiple SRN affected, cumulative impact from SKPR 206 and 265
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	See Site SKPR-206. Due to problems on Casthorpe Road with width constraints, it is considered that 150 is around maximum number of houses acceptable. For 271 houses Casthorpe Road would need widening along its length which is not achievable.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	Yes
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	83.24%
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	16.76%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Open Countryside
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	High priority as it is located abutting the SRN and the trips are greater than 1000.
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	The A52 is National Highways network, so no comment from LCC regarding the impact on the A52. The site is remote from the Town Centre and cut off by the A1 corridor, it is therefore likely to be a development predominantly car based. In addition, the impact on Barrowby Road into Grantham is likely to be severe and it is unlikely that sufficient active travel measures could be implemented to make it acceptable.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A

Statutory consultee comment on Minerals and Waste

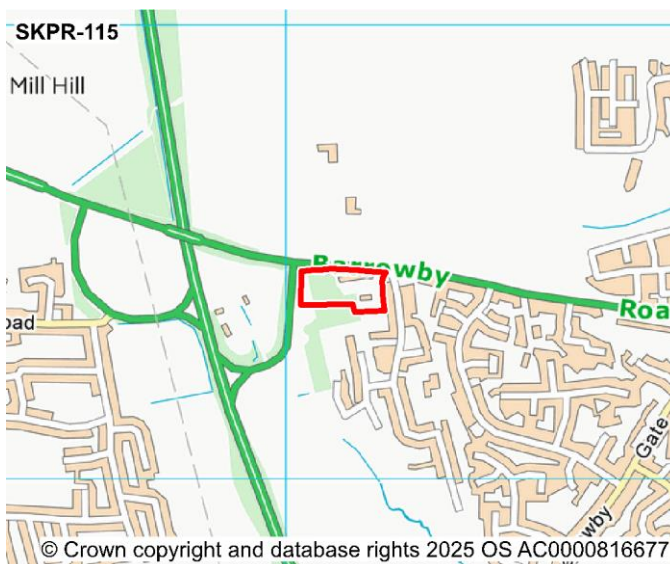
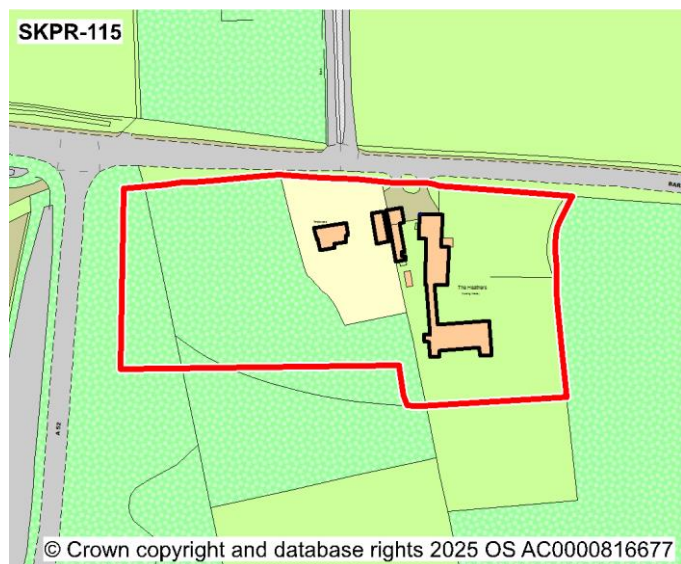
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Large strategic site that has naturally generated multiple constraints which would need to be addressed. Site of this scale could significantly alter character and setting of the settlement. Site not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

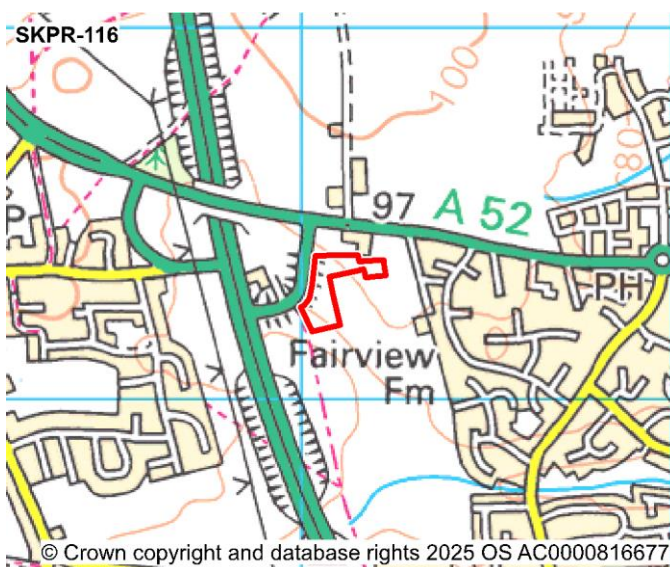
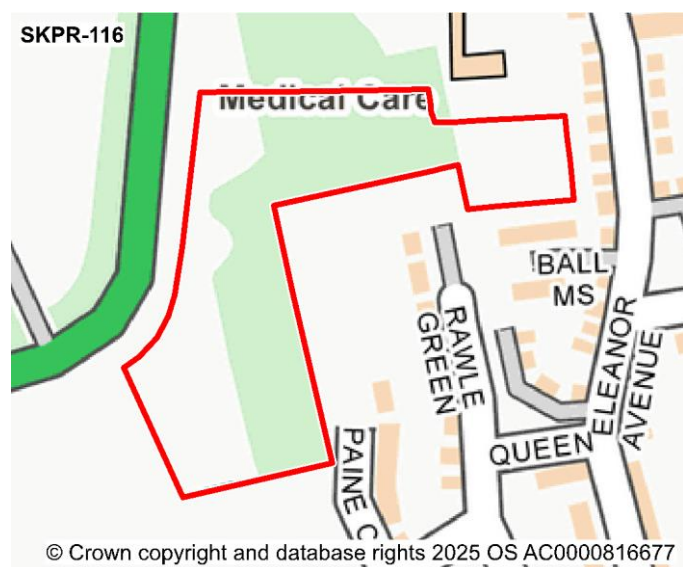
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	60mph. Frontage footpath required. Planned improvements to adjacent A52/A1 junction. Access conflicts with Rectory Farm development opposite? Boundary treatment to the west to improve visibility.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	Safeguarded waste site to west (W8)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	99.63%
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	0.37%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

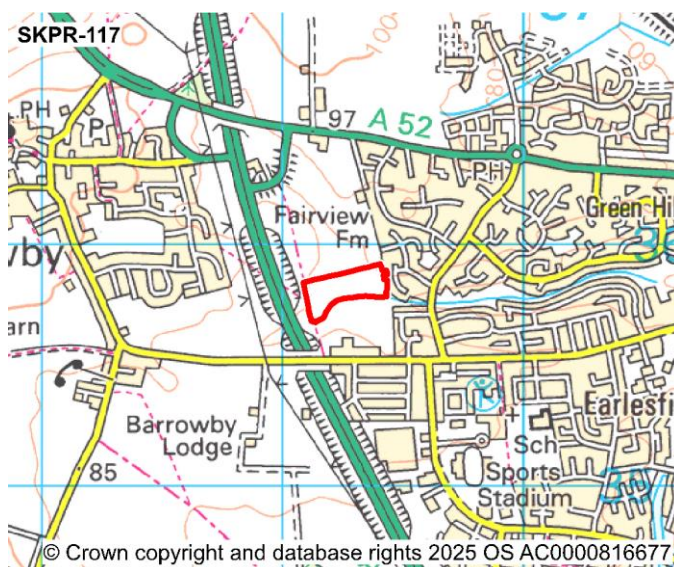
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Affects multiple SRN, less than 1km to SRN junction. A1/A52 Barrowby interchange at capacity
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access on Barrowby Road will need consideration, close to A1/A52 junction (National Highways) and other approved permitted accesses.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	Safeguarded waste site to west (W8)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	33.28%
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	66.72%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	Yes
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

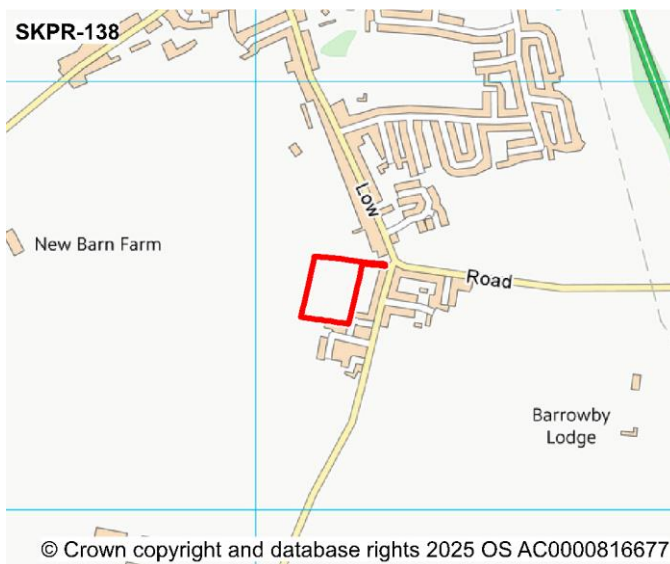
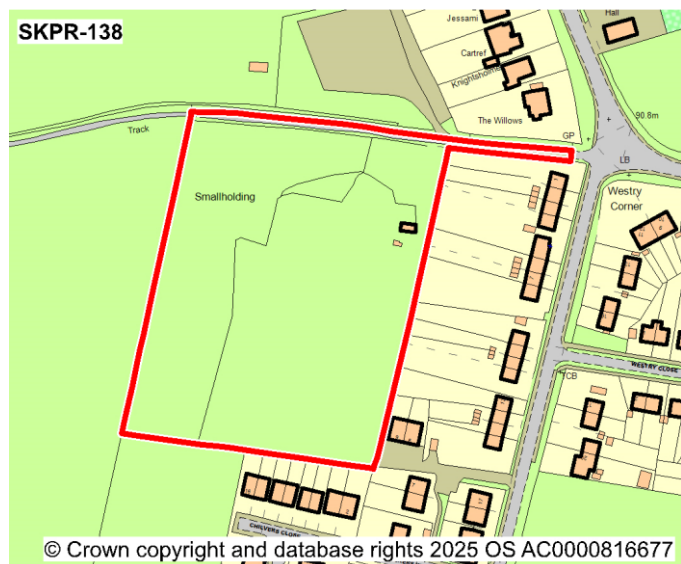
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Site abutting the SRN boundary, affects multiple SRN, less than 1km to SRN junction. Already A1/A52 Barrowby interchange is at capacity
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Upgrade access to Sheepwash Lane, visibility concerns. Check adjacent developments for access possibilities. SW flood risk / watercourse?
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	18.8%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	81.2%
Contaminated Land on Site	Yes
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable location for housing development, within the 'Sub Regional Centre' of Grantham. Site is accessible via Sheepwash Lane or existing development to the north. Site has few constraints and appropriate mitigation measures can be put in place.



Major Constraints

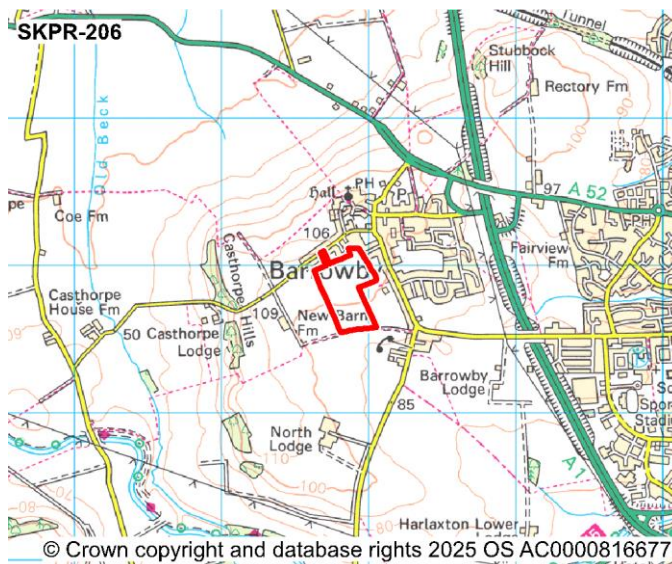
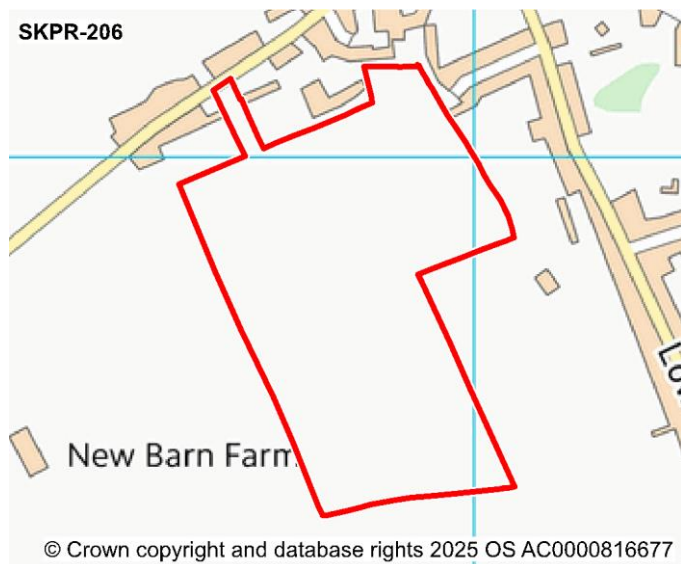
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	10km+
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	50mph A607. No frontage footpath. Vis appears achievable. Ped crossing issues A607?
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	100%
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

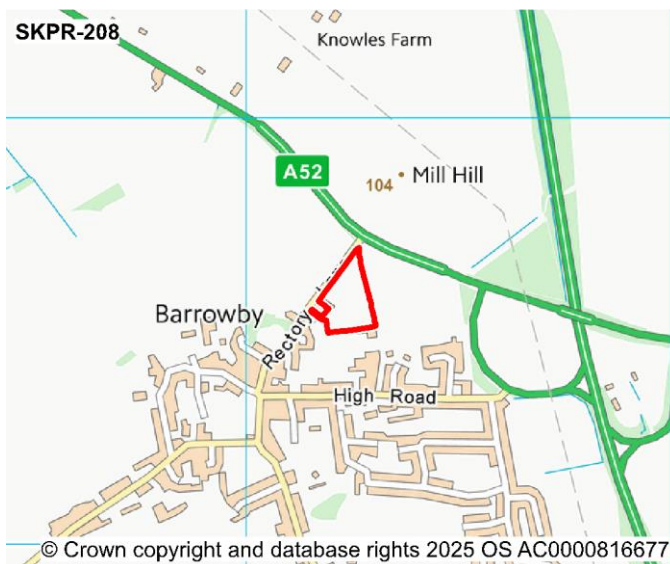
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Less than 3km, 70 trips to get added onto the SRN, Cumulative impact with SKPR 70 and 265
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Footway improvements/Carriageway widening in the vicinity of the site access. Connections to be provided on to the adjacent PROW network and Grange Paddock. TA/TP required.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	Yes
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	90.38%
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	9.62%
Contaminated Land on Site	N/A
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.

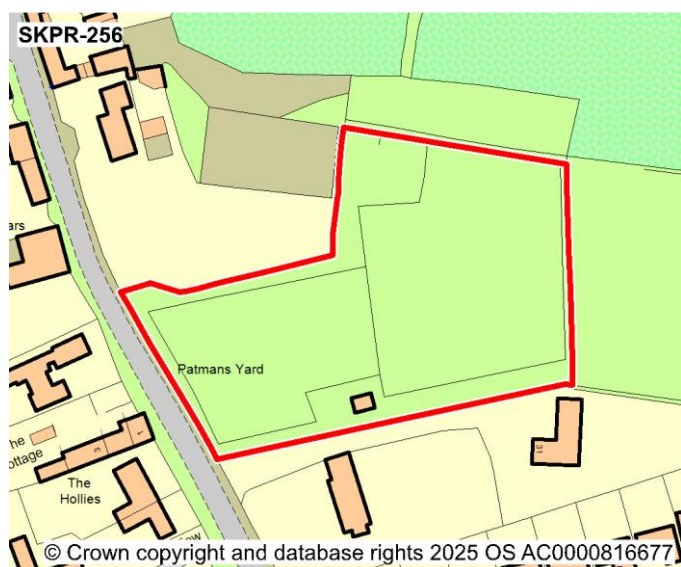


Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

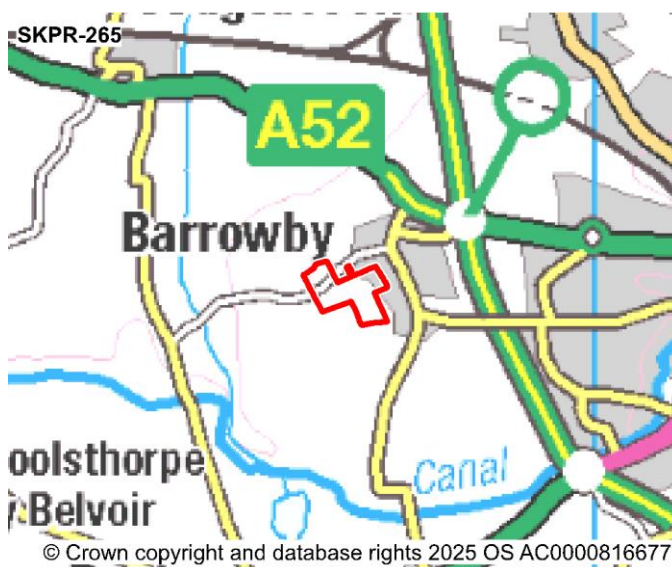
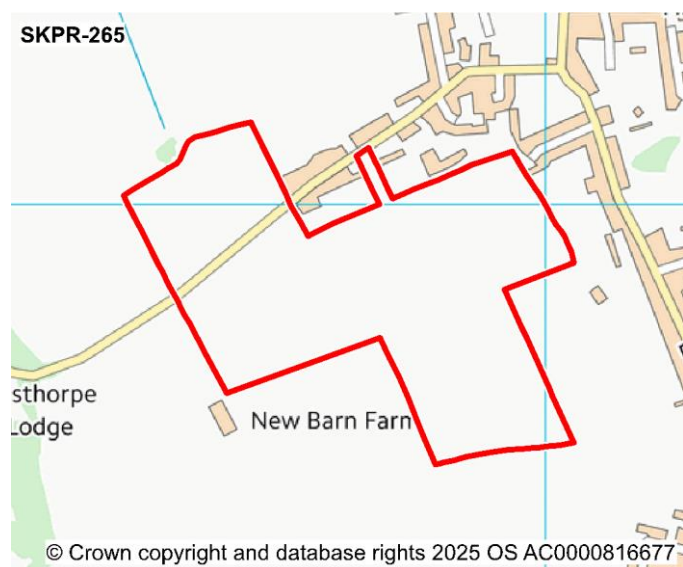
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Belton Lane jnc A607 vis ok, major/minor give way control with red central hatching to major. Accident cluster.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	76.48%
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	23.52%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Barrowby Conservation Area which would need to be addressed.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Less than 3km, more than 100 trips, multiple SRN affected, cumulative impact from SKPR 70 and 206
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	Large site likely to have unacceptable impact on existing road network and junctions in Barrowby which are constrained. Casthorpe Road is narrow (<5m) not suitable for additional large volumes of traffic. Parcel A on its own may be acceptable (See comments on Site SKPR-206)
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	94.06%
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	5.94%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Local Road Network, Local Highway Network, and Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.

Map Unavailable

Map Unavailable

Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A aquifer. Marston Water Recycling Centre (WRC) is in catchment, impact of cumulative growth of this area on WRC capacity here needs to be considered
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Land allocations should avoid significant areas of Best and Most Versatile (BMV) agricultural land, this is land which falls within grades 1,2 & 3a of the agricultural land classification. We note that the majority of land within South Kesteven District, outside of urban areas, falls within grade 3 land. Several allocations on the list fall within or partly within grades 1 and 2 land
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Junction is over capacity. Mitigation schemes (S278s) already identified and conditioned
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway and cycleway improvements in vicinity of site. Some access can be achieved via Roman Way and Flaminan Way including for pedestrians. Principle acceptable.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A

Statutory consultee comment on Minerals and Waste

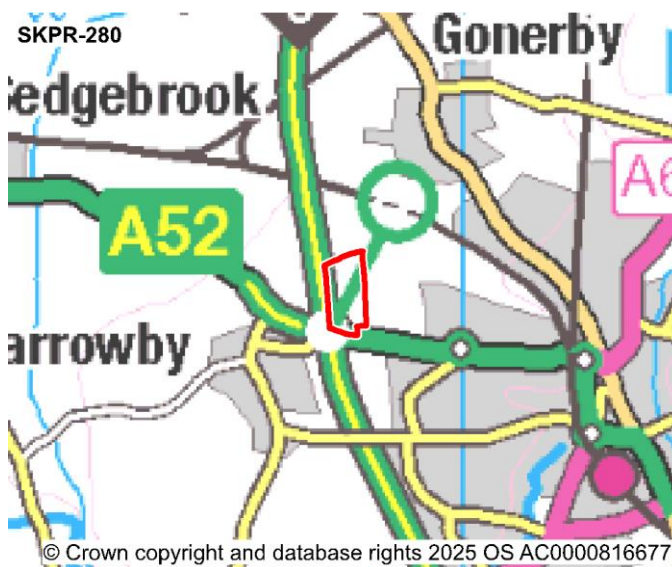
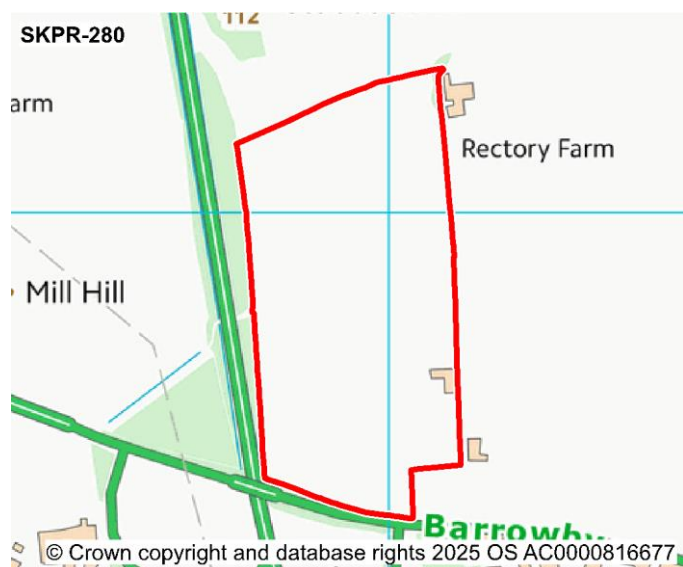
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	28.45%
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	67.6%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	3.95%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable. Part of site already developed



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A aquifer. Marston Water Recycling Centre (WRC) is in catchment, impact of cumulative growth of this area on WRC capacity here needs to be considered
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Land allocations should avoid significant areas of Best and Most Versatile (BMV) agricultural land, this is land which falls within grades 1,2 & 3a of the agricultural land classification. We note that the majority of land within South Kesteven District, outside of urban areas, falls within grade 3 land. Several allocations on the list fall within or partly within grades 1 and 2 land. Sites includes a number of large housing sites (over 1,000 dwellings) and we advise that in order to make positive gains for both nature and people that GI should be considered at the earliest stages of the planning process to ensure connected, biodiversity rich GI is incorporated throughout these sites and that a GI strategy provided
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor

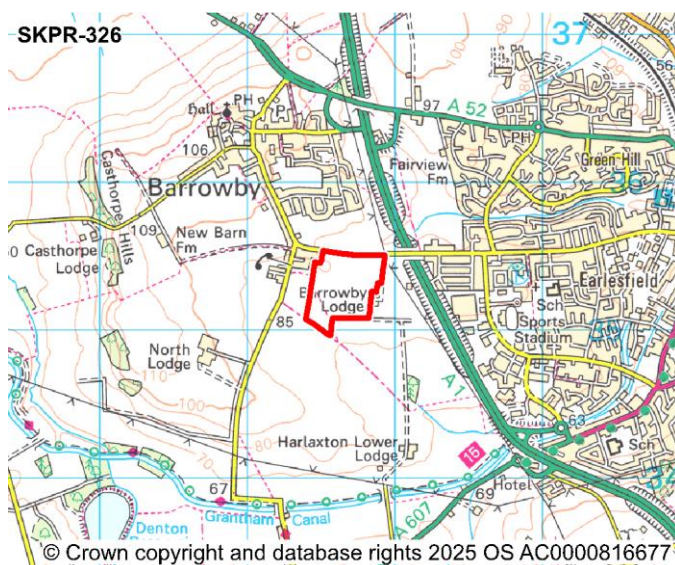
Statutory comments on Highway Network (Lincolnshire County Council)	Acceptable in principle. Initial phases have planning permission - further phases will require S106 contrubtions to GSRR and active travel connections to adjoining sites and existing areas will be necessary.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	Yes
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	51.1%
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	12.24%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	36.66%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable.



Major Constraints

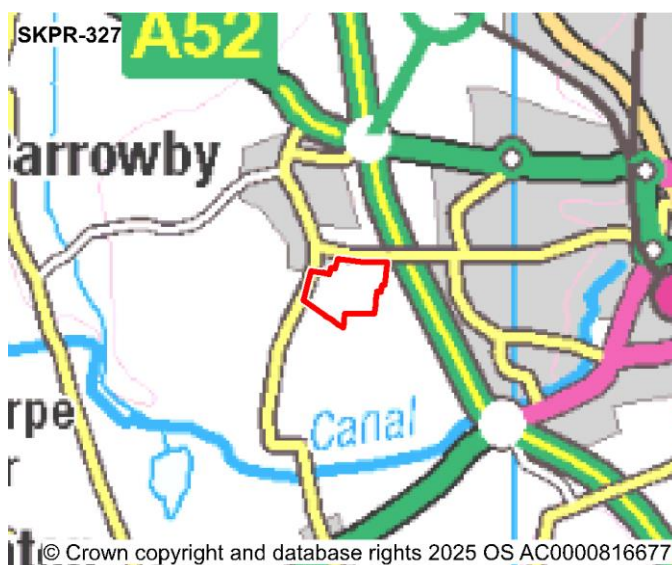
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Marston Water Recycling Centre (WRC) which has had over 80% capacity for the last 5 years. Secondary A bedrock aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required in conjunction with other policies in the area (SKPR-327).
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Likely improvements in the vicinity. Access from Low Road and The Drift.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site forms part of larger site SKPR-326. See comments for SKPR-326.



Major Constraints

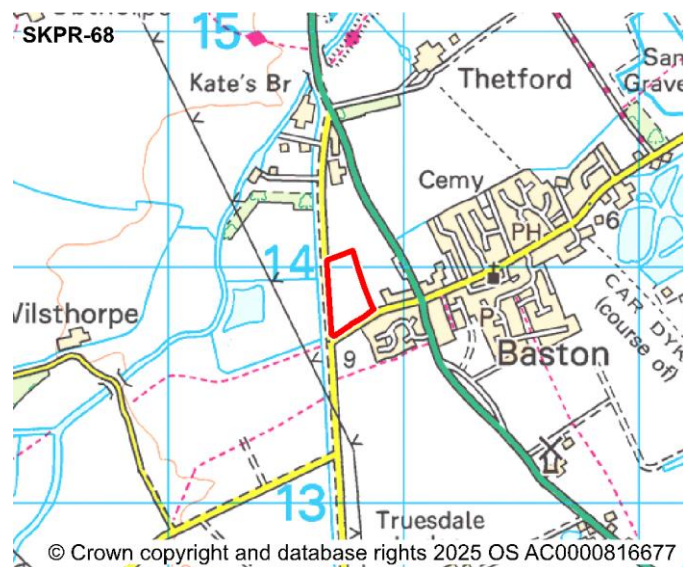
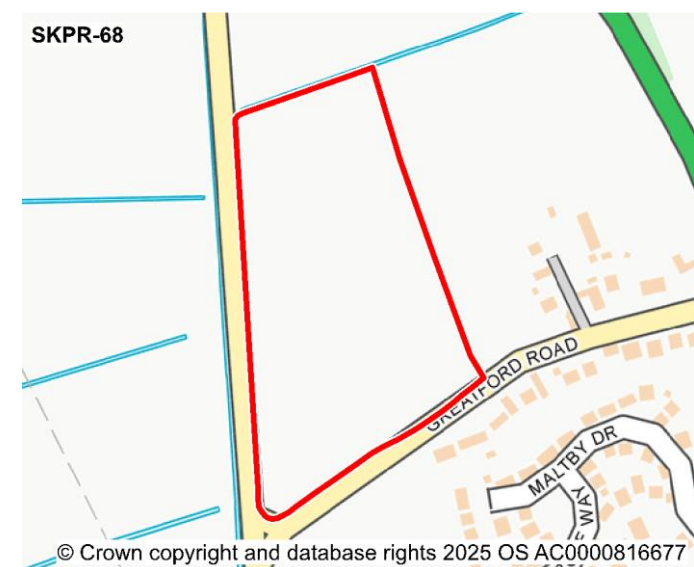
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Marston Water Recycling Centre (WRC) which has had over 80% capacity for the last 5 years. Secondary A bedrock aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required in conjunction with other policies in the area (SKPR-326).
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Likely improvements in the vicinity. Access from Low Road and The Drift.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	13%
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	87%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Barrowby. A master plan is required for the entire site. Pedestrian links to be provided into the village. Public right of Way to be retained. Heritage Impact Assessment required, and pre-commencement investigations required.



Major Contraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	15.91
% of Overlap with Flood Zone 3	12.1
Statutory consultee comment on Flood Risk (Environment Agency)	Some patches of flood zone 2/3 - FRA will need to be included.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site generates less than 40 trips and lies greater than 10 Km from the SRN junction. Hence, impact on the SRN is less by the individual site. However, cumulative impact of sites SKPR 68,110,109 and 204 can have a moderate impact on the nearest SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of 30mph speed limit, footway/carriageway widening/improvements along Greatford Road
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

Sand and Gravel MSA (M11) - Adjacent land to south of Greatford Road and west of King Street has been nominated as potential sites for the working of sand and gravel in the recent call for sites for the MWLP - however these sites have not yet been assessed/preferred sites have not been identified at this stage.

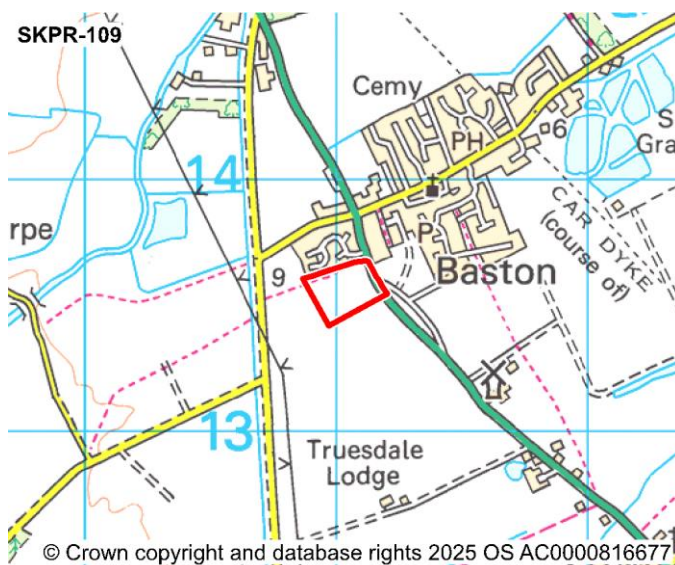
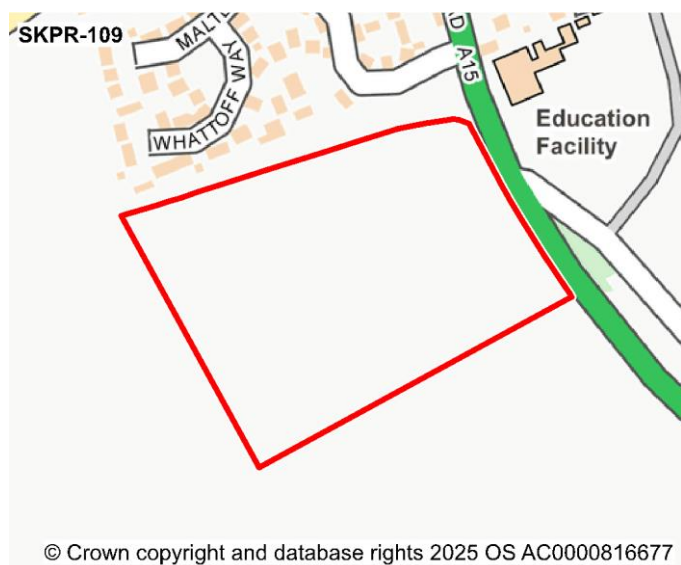
Land to the west of King Street, approximately 500m south of site is allocated/has planning permission for sand and gravel extraction (MS25-SL Manor Farm).

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site generates a total of only 41 trips and lies greater than 10 Kms from the SRN junction. Hence, impact on the SRN is less by the individual site. However, cumulative impact of sites SKPR 68,110,109 and 204 can have a moderate impact on the nearest SRN.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Visibility concerns due to existing boundary treatments. Possible extension of speed limit dependant on access location. Connections to be made to the PROW north of the proposed site along with improvements to the network. Consideration for pedestrians along Deeping Road to connect with existing network. TA and TP to support application proposals.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

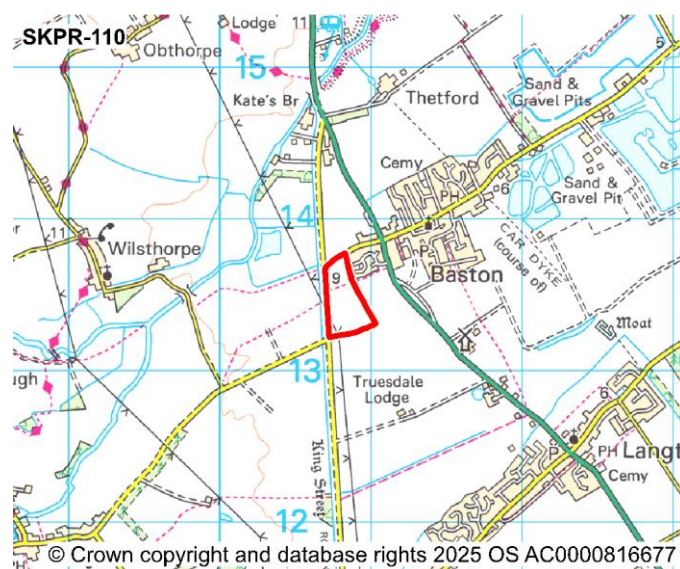
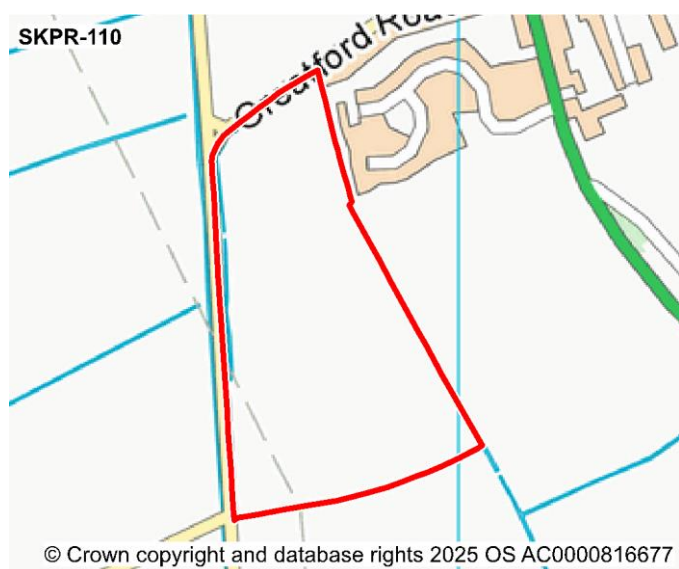
"Sand and Gravel MSA (M11).Forms part of a larger parcel of land that has been nominated as a potential site for the working of sand and gravel in the recent call for sites for the MWLP - however these sites have not yet been assessed/preferred sites have not been identified at this stage.Land to the west of King Street, approximately 340m south west of site is allocated/has planning permission for sand and gravel extraction (MS25-SL Manor Farm)."

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

See comments in relation to SKPR-319



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	8.54%
% of Overlap with Flood Zone 3	8.04%
Statutory consultee comment on Flood Risk (Environment Agency)	May be within 20 metres of main river.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site generates 92 trips. However the site lies greater than 10 Kms from the SRN junction. Hence, impact on the SRN is less by the individual site. However, cumulative impact of sites SKPR 68,110,109 and 204 can have a moderate impact on the nearest SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of the 30mph speed limit. Footway/carriageway widening/improvements along Greatford Road. PROW runs through part of the site, which will require upgrading and connections to made from the development. Possible diversion required. Access via Greatford Road. TA/TP to be submitted.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

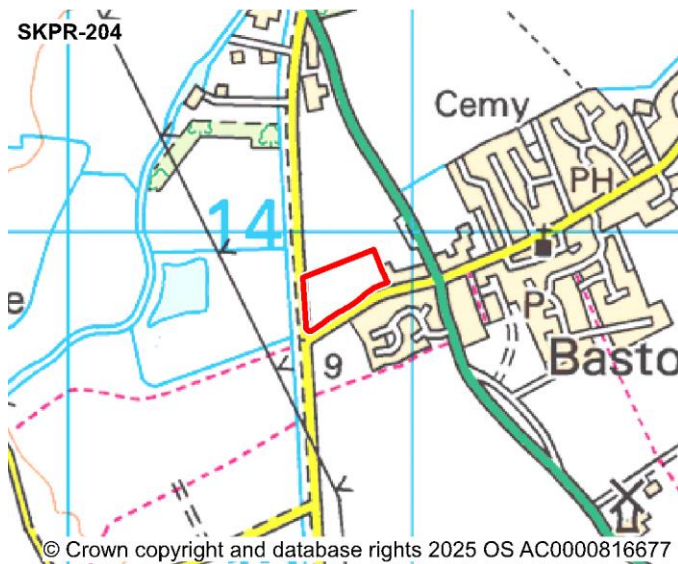
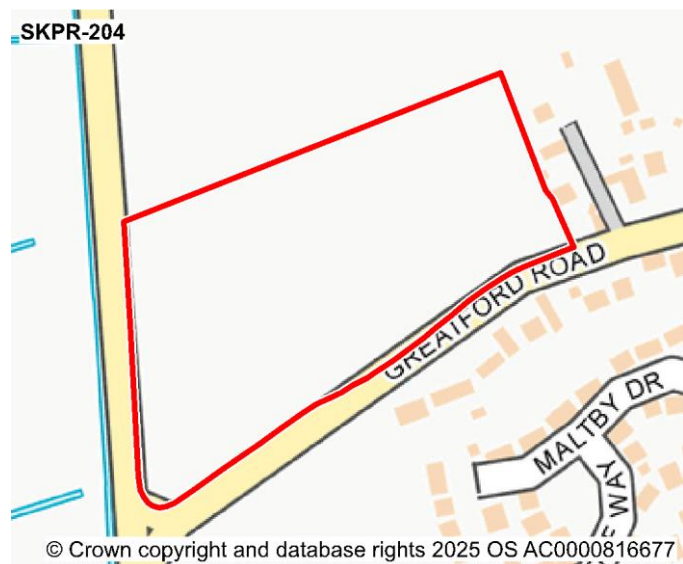
"Sand and Gravel MSA (M11).Safeguarded Mineral Site/Allocation with permission (Manor Farm MS25-SL) adjacent to south western corner of site (M12/SL2).Forms part of a larger parcel of land that has been nominated as a potential site for the working of sand and gravel in the recent call for sites for the MWLP - however these sites have not yet been assessed/preferred sites have not been identified at this stage."

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

See comments in relation to SKPR-319



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	30.76%
% of Overlap with Flood Zone 3	24.44%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site generates less than 40 trips and lies greater than 10 Kms from the SRN junction. Hence, impact on the SRN is less by the individual site. However, cumulative impact of sites SKPR 68,110,109 and 204 can have a moderate impact on the nearest SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of 30mph speed limit, footway/carriageway widening/improvements along Greatford Road
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

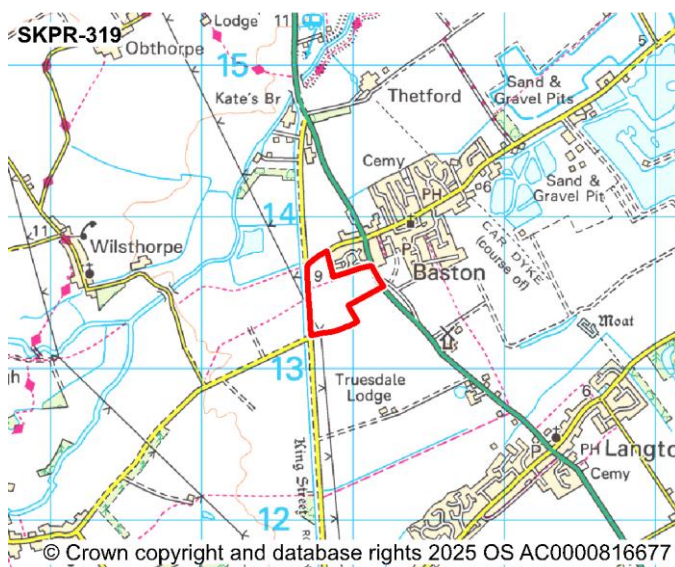
Adjacent land to south of Greatford Road and west of King Street has been nominated as potential sites for the working of sand and gravel in the recent call for sites for the MWLP - however these sites have not yet been assessed/preferred sites have not been identified at this stage. Land to the west of King Street, approximately 500m south of site is allocated/has planning permission for sand and gravel extraction (MS25-SL Manor Farm).

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	6%
% of Overlap with Flood Zone 3	6%
Statutory consultee comment on Flood Risk (Environment Agency)	Site is adjacent to a main river with areas of flood zone 2 and 3. In catchment of Deeping WRC which over the past 5 years all have been over 80%capacity, 2 of these years have been exceeding permitted capacity. Secondary A superficial aquifer
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Falls within the catchment risk zone of Cross Drain SSSI therefore advise that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN; however, due to its size it is likely to produce some cumulative impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA required to assess the impact at main junction in village. Extensive highway improvements and consideration for pedestrians and cyclists. Site to connect with adjacent parcel.

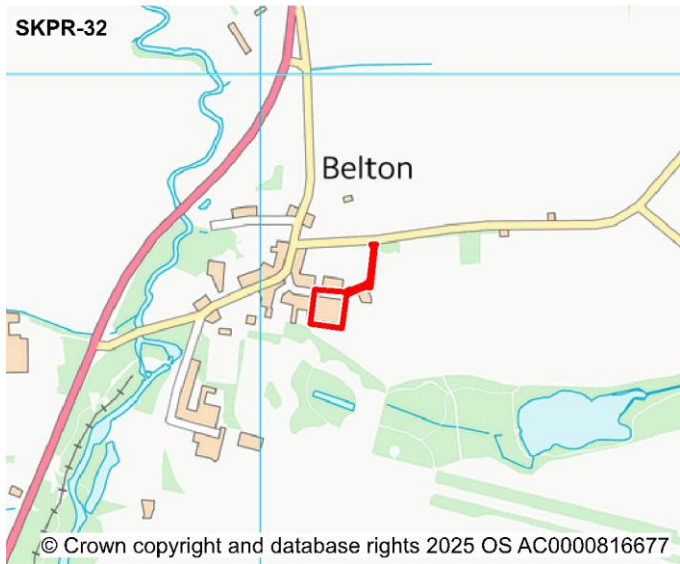
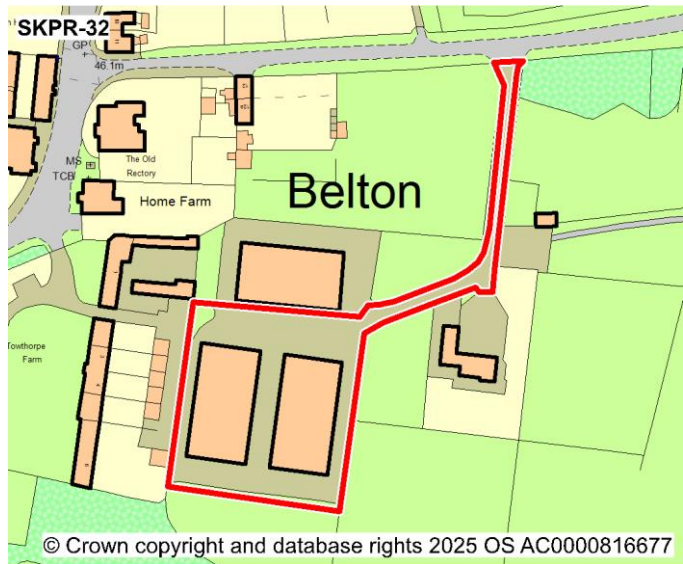
Ref: SKPR-319	Parish: Baston	Proposed Use: Residential	Preferred Site: Yes
Does the site have suitable access	Part		
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code	M11		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Baston. Site will offer an attractive gateway location into the village. Site to provide pedestrian links along Deeping Road into the wider village. Site has few constraints and appropriate mitigation measures can be put in place.



Major Constraints

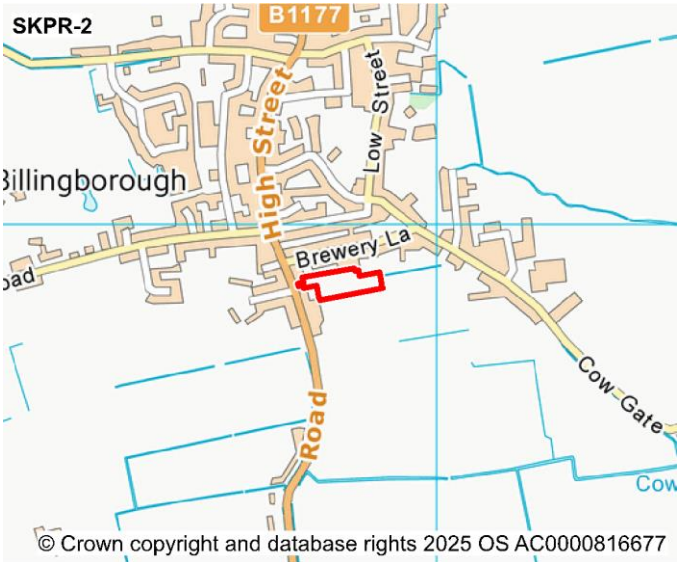
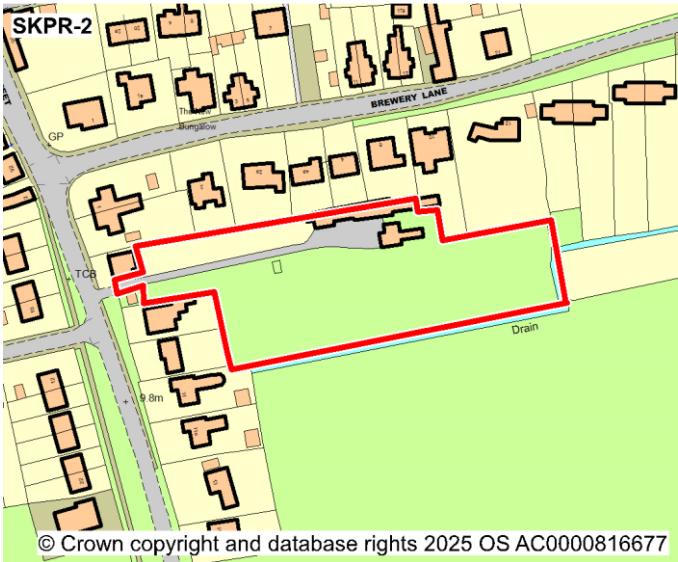
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Footway connection along Barkston Heath Lane to the junction. To be aware of geometry for access, suitable as a private drive.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Belton Park and Golf Course
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

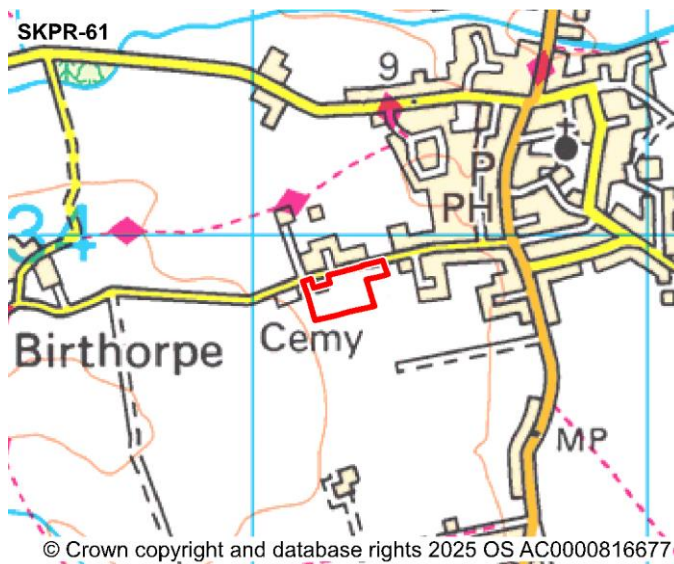
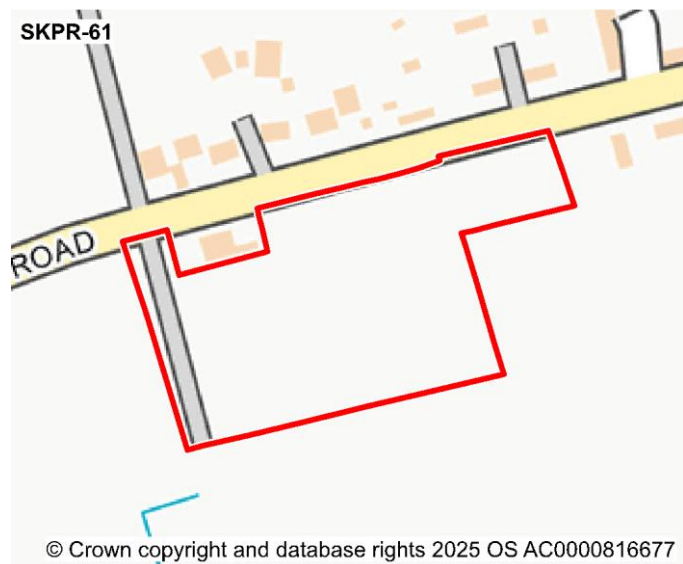
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of development is acceptable. Rearrangement of existing access to accommodate proposed development. Footway improvements in the vicinity of the site
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Billingborough Conservation Area which would need to be addressed.



Major Contraints

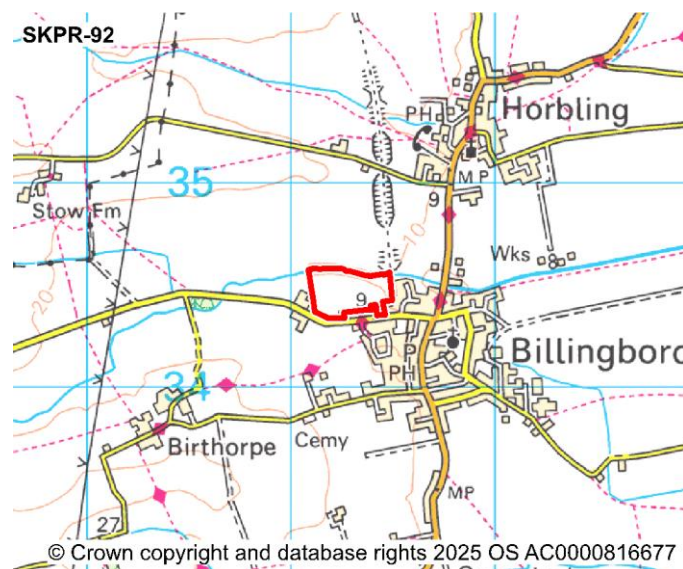
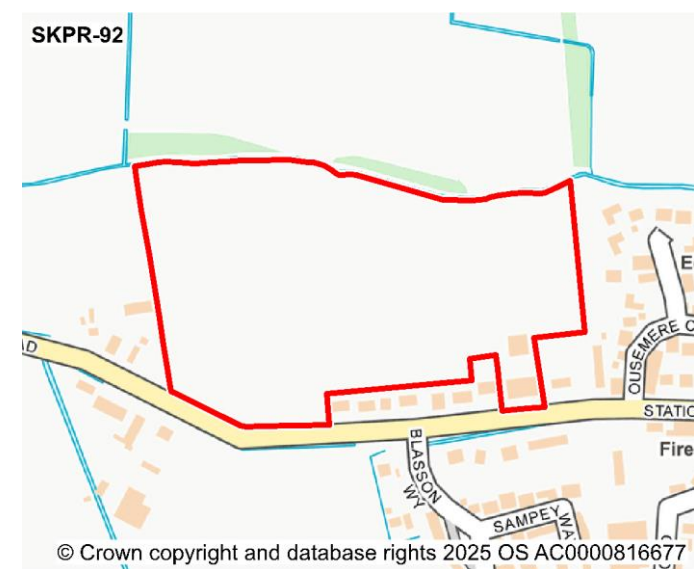
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of development established through previous permissions for residential development.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable brownfield location for housing development within the larger village of Billingborough. Site will form a comprehensive development alongside site SKPR-103 and will provide pedestrian links into the village and existing allotments to the north of the site. Site to make use of access points along Pointon Road and Birthorpe Road.



Major Constraints

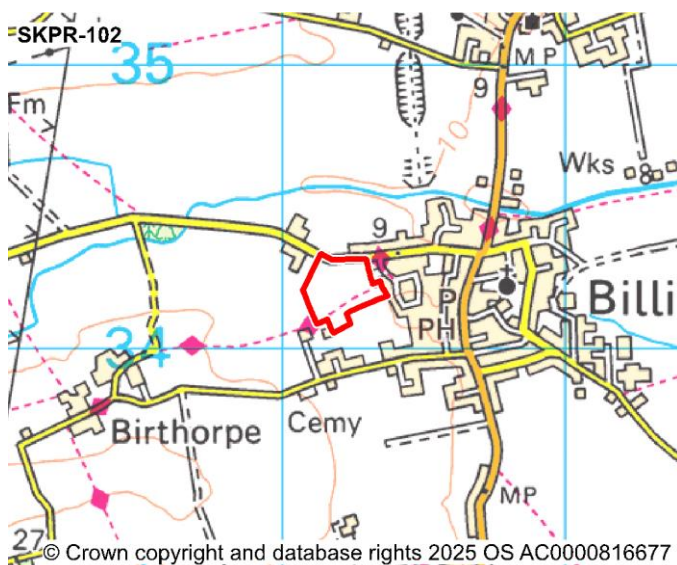
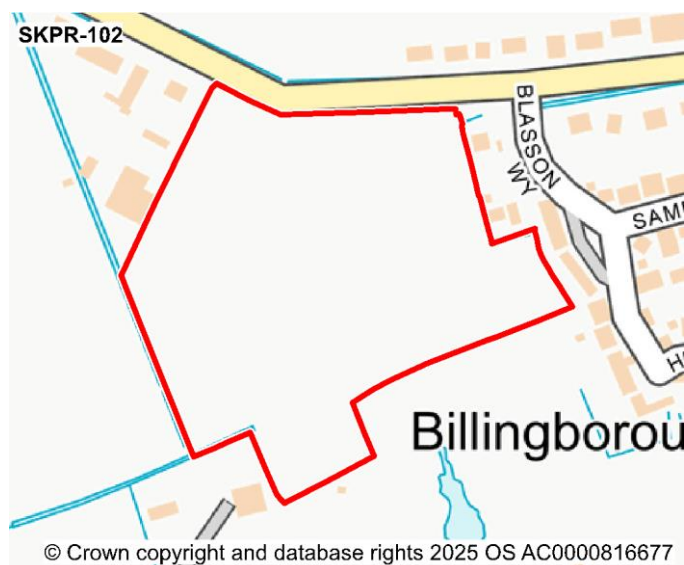
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	96.15%
% of Overlap with Flood Zone 3	26.12%
Statutory consultee comment on Flood Risk (Environment Agency)	Flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 KM away from SRN junction. Development traffic likely to be less than 40 two way trips on any given junction on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Site at risk from surface water flooding. Footway improvements along Folkingham Road into the village centre.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Significant flood risk identified on the site, would require substantial mitigation measures for development to come forward. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

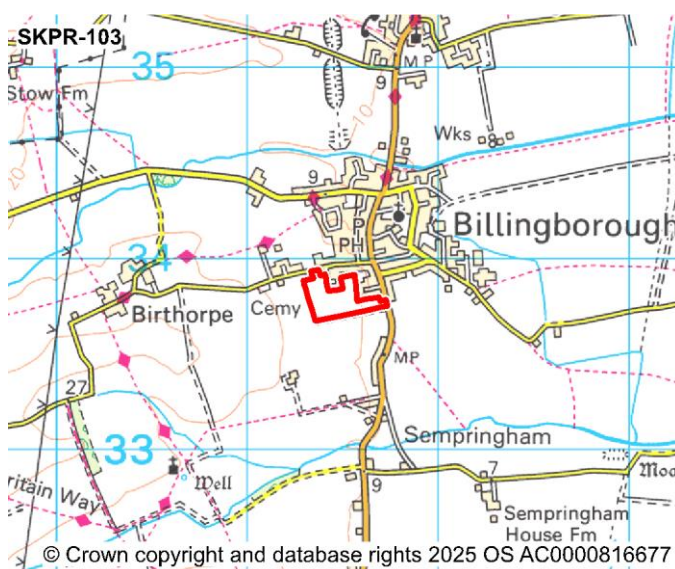
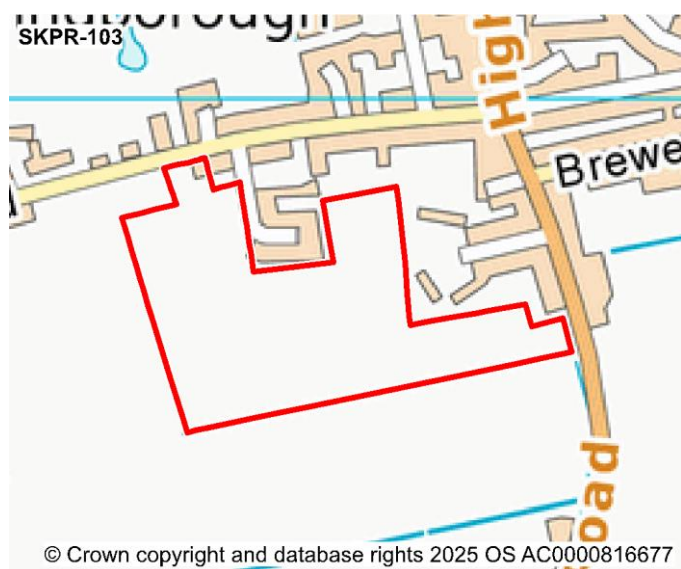
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	16.51%
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 KM away from SRN junction. Development traffic likely to be less than 40 two way trips on any given junction on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Extension of existing speed limit dependant on location of access. Frontage footway to connect with existing network. PROW improvements and connections through the development connecting to the PF. Possible diversion of public footpath.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	24.98%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	75.02%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Billingborough Conservation Area which would need to be addressed.



Major Constraints

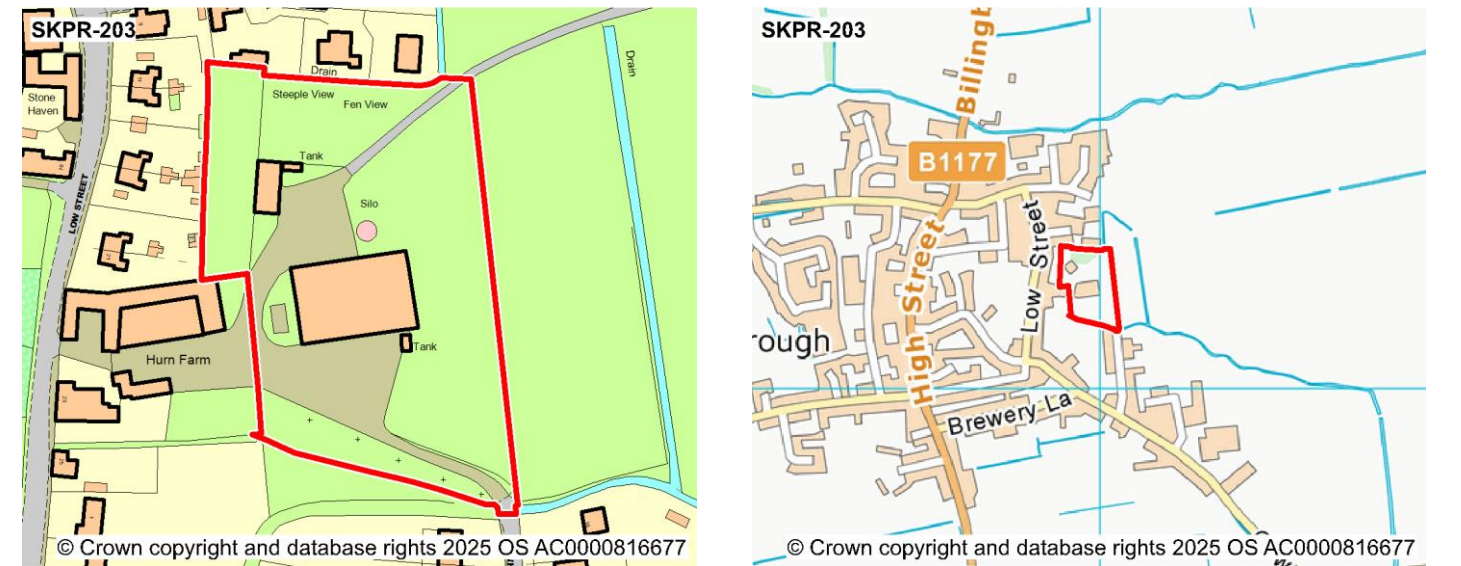
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 KM away from SRN junction. Development traffic likely to be less than 40 two way trips on any given junction on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Consideration for pedestrians along Pointon Road.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	47.06%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	52.94%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Billingborough. Site will form a comprehensive development alongside site SKPR-61 and will provide pedestrian links into the village and existing allotments to the north of the site. Site to make use of access points along Pointon Road and Birthorpe Road.



Major Contraints

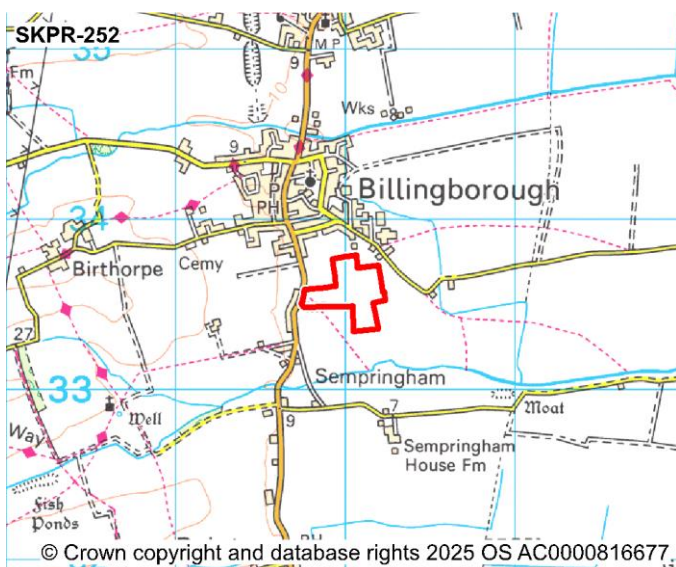
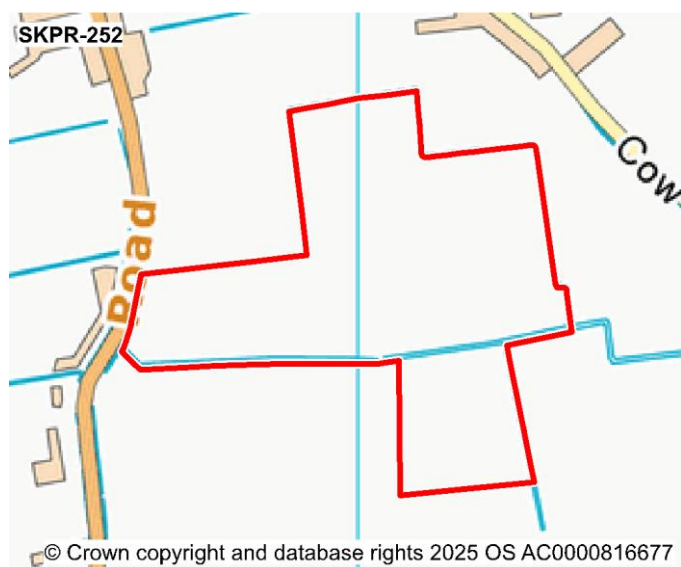
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	14.98
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Some scale of development is acceptable, due to width constraints on White Leather Squire. Footway improvements along White Leather Square.
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Billingborough Conservation Area which would need to be addressed.



Major Constraints

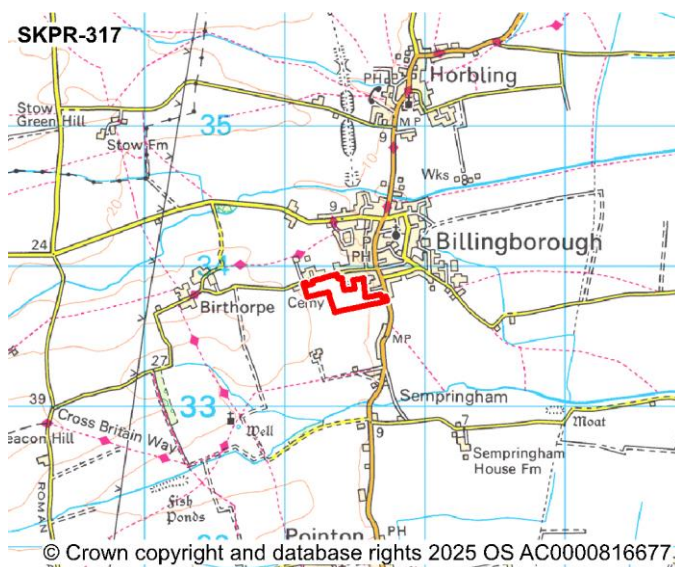
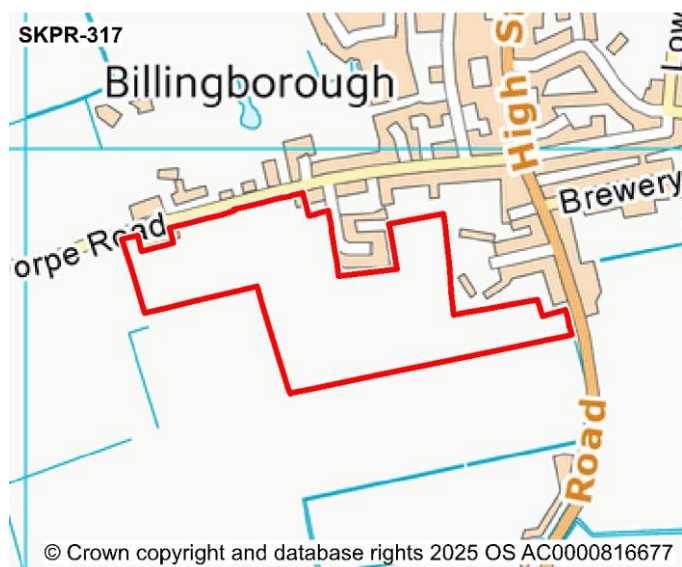
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	86.19%
% of Overlap with Flood Zone 3	4.68%
Statutory consultee comment on Flood Risk (Environment Agency)	Flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 KM away from SRN junction. Development traffic likely to be less than 40 two way trips on any given junction on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Extension of the 30mph speed limit, footway improvements along Pointon Road. PROW runs through the site which is to be improved and connections made within the development to connect to the PROW.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Significant flood risk identified on the site, would require substantial mitigation measures for development to come forward. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

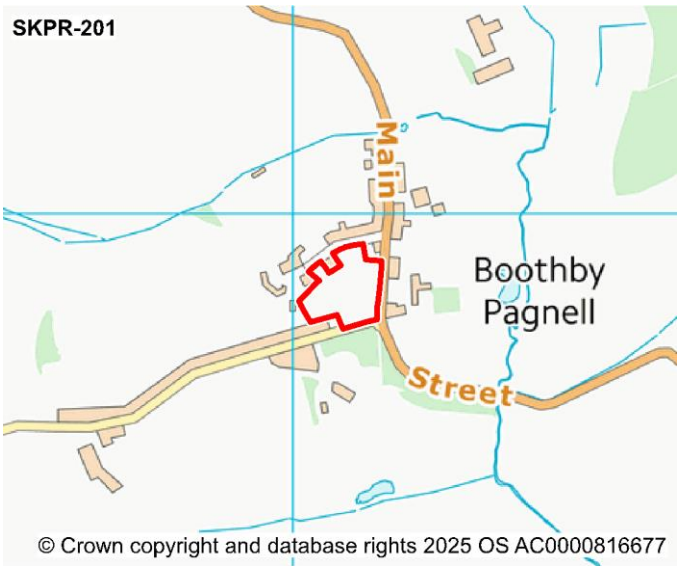
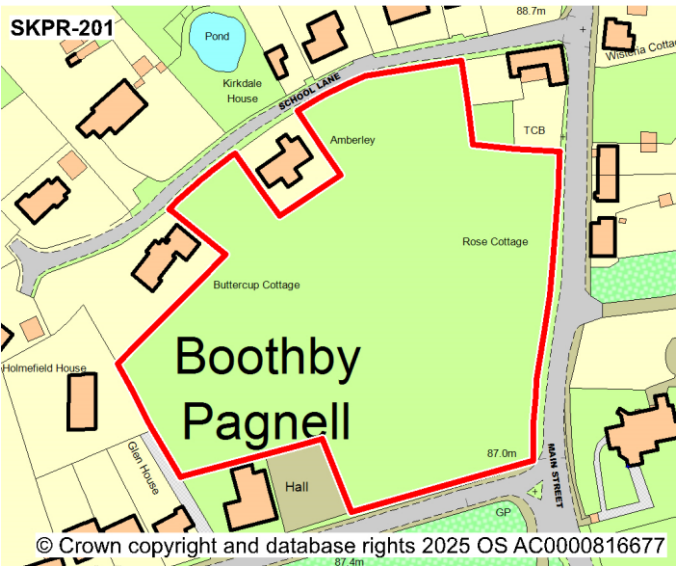
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 1. Secondary A superficial aquifer. Secondary A bedrock aquifer
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Falls within the catchment risk zone of Horbling Fen SSSI therefore advise that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN. It is unlikely it will generate significant impact the SRN. Subject to further traffic and capacity assessments.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access via Birthorpe Road & B1177. Highway improvements required.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	47%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	53%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Billingborough. Site will provide pedestrian links into the village and existing allotments to the north of the site. Site to make use of access points along Pointon Road and Birthorpe Road.



Major Constraints

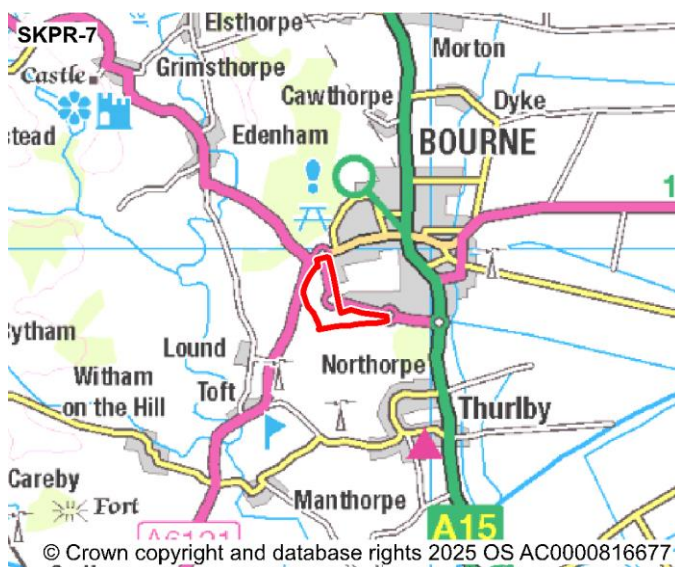
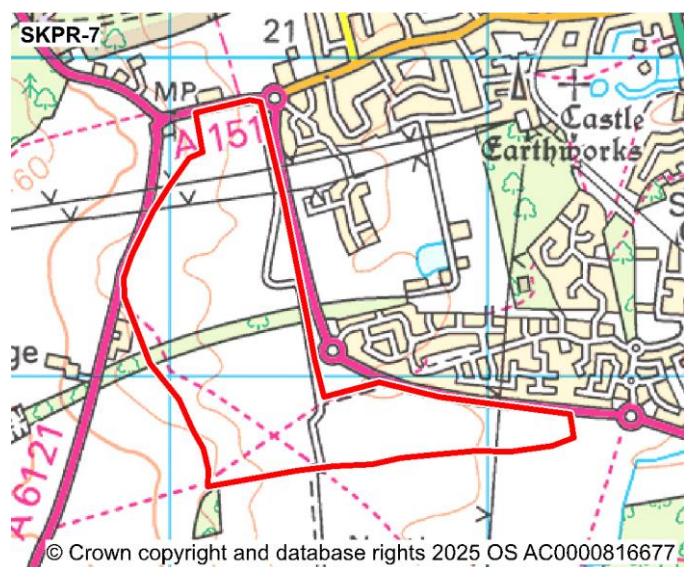
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Only individual plots accessed onto School Lane - restricted width. Remaining site accessed from Main Street - footway connections exist.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW 200m south east (W8)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Westfields (historic landfill) - thin strip through the middle of the site.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	No of trips being generated are greater than 500. Although the site is >10 kms from the SRN, we expect atleast 100 trips to reach at the nearby SRNS. Hence, the site is categorised as of Moderate priority
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Access only appears possible from existing roundabout near Coop, northern roundabout cannot accommodate 5th arm. This would be too many houses off one access. Insufficient connectivity to town centre for sustainable modes.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A

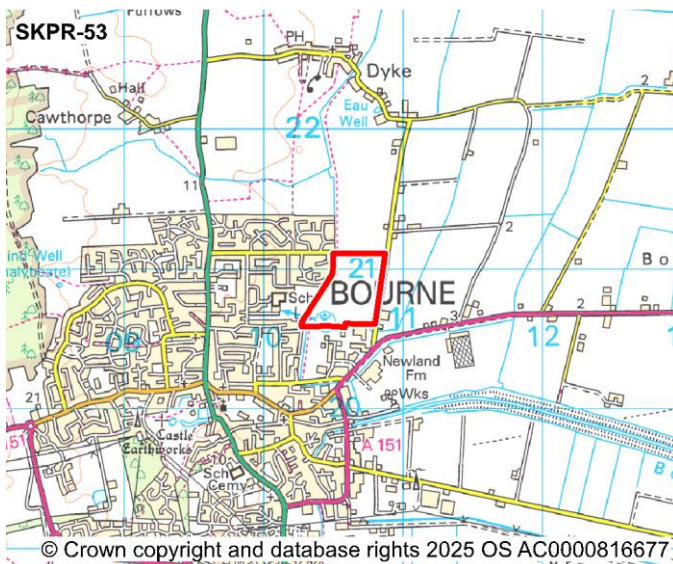
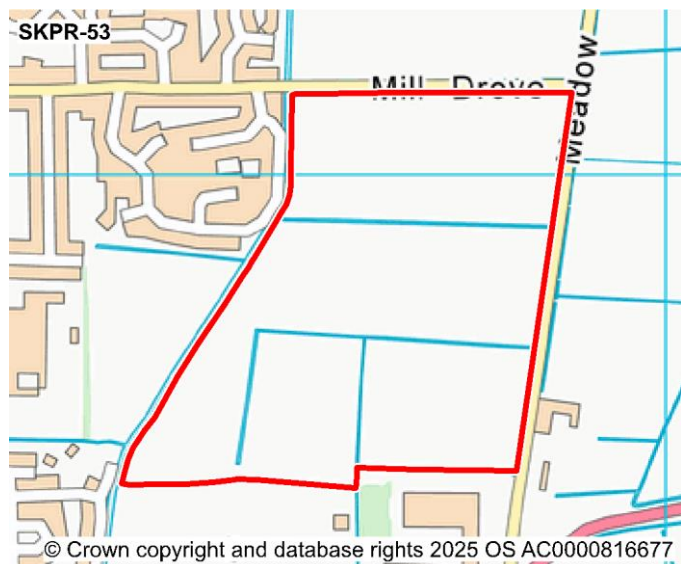
Statutory consultee comment on Minerals and Waste

No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Toft Tunnel
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings



Major Constraints

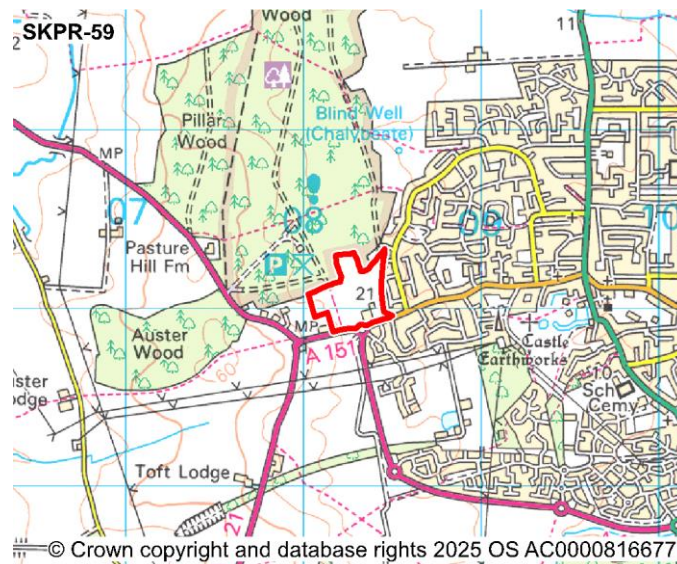
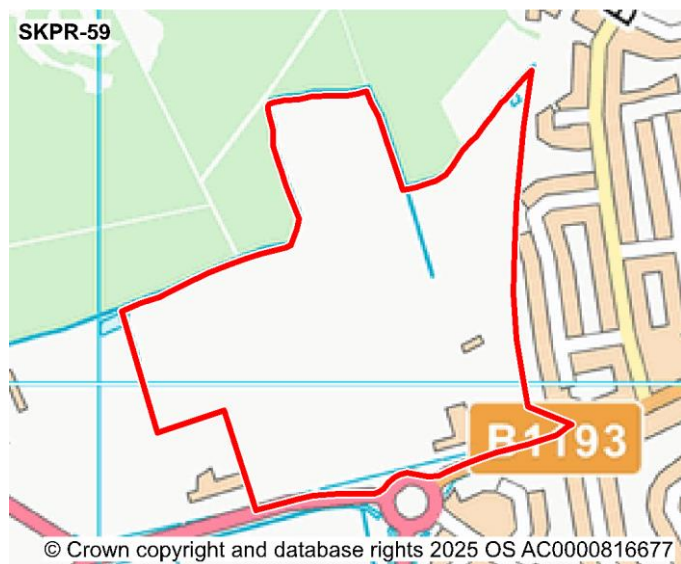
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	18.18
% of Overlap with Flood Zone 3	0.05
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2, will be covered under National FRSA.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development generates more than 183 trips in total. However as the SRN is more than 10 KMs away from the site, it is likely to have very few trips reaching the SRN. Hence, the impact would be Low. However, SKPR 53 and SKPR 83 together generates more thn 300 trips by moderately impacting the SRN junctions in proximity.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Large site likely to have significant impact on highway network and junctions may need upgrading subject to TA modelliing. Also needs significant footway connections (see also sitesSKPR-84 and SKPR-131 for further comments)
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the market town of Bourne. Direction of growth for the area supported by the Bourne Neighbourhood Plan group, with a portion of the site proposed to be allocated through the Neighbourhood Plan. Development to avoid identified flood risk zone within the centre of the site which will be utilised for open space, landscaping, and sustainable drainage. Carr Dyke to be integrated as a positive landscape feature.



Major Constraints

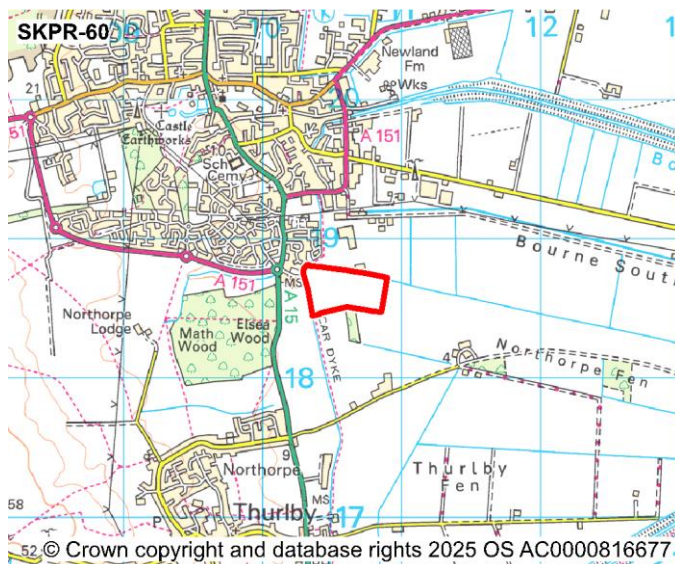
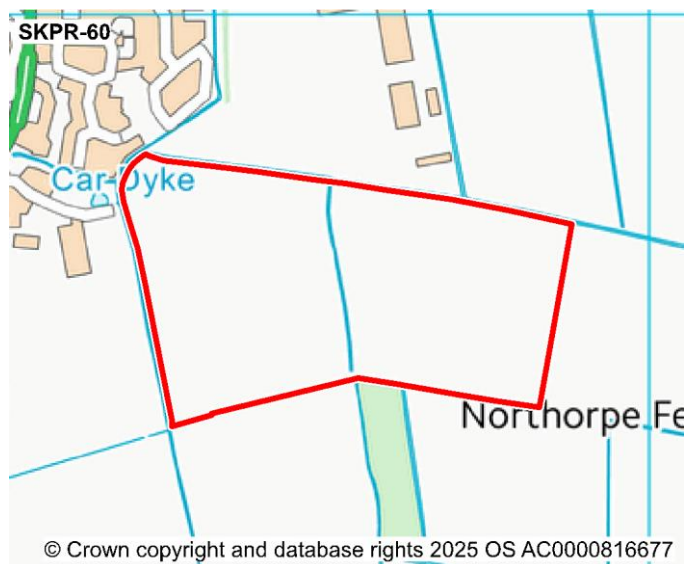
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Likely to generate less than 40 trips in the near by SRN as the site is located farther than 10 kms. Hence, low impact is anticipated.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA/TP. Extension of the speed limit, access via the mini-roundabout. PROW BOUR/21/1 potentially affected - possible diversion, required improvements and connections from the site.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Bourne Wood / Adjacent to irreplaceable habitats - Bourne/Fox/Pillow Woods / Within 100m of irreplaceable habitats - Bourne/Fox/Pillow Woods
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	91.14%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	Yes
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	Yes
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on nearby Ancient Woodland– Bourne/ Fox/ Pillow Woods, which would need to be addressed.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	2.54
% of Overlap with Flood Zone 3	1.73
Statutory consultee comment on Flood Risk (Environment Agency)	Potential for some of the site to be within 20 metres of main river (but sure sequential placement could be used).
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Likely to generate less than 40 trips in the near by SRN as the site is located farther than 10 kms. Hence, low impact is anticipated.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	N/A
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

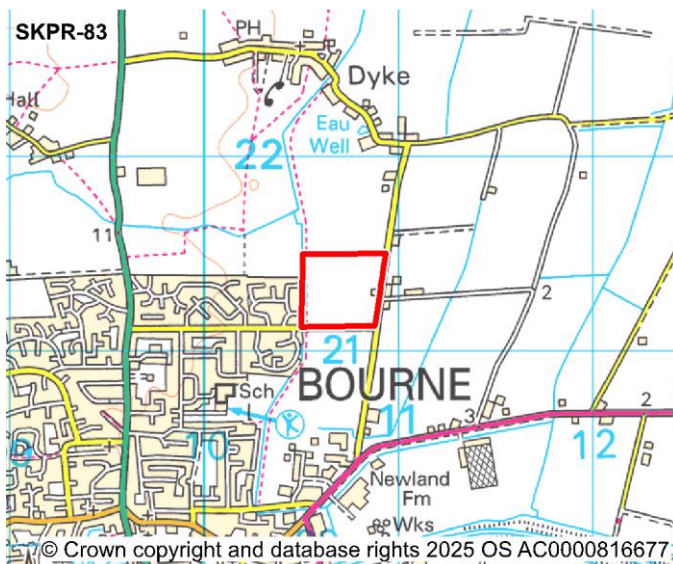
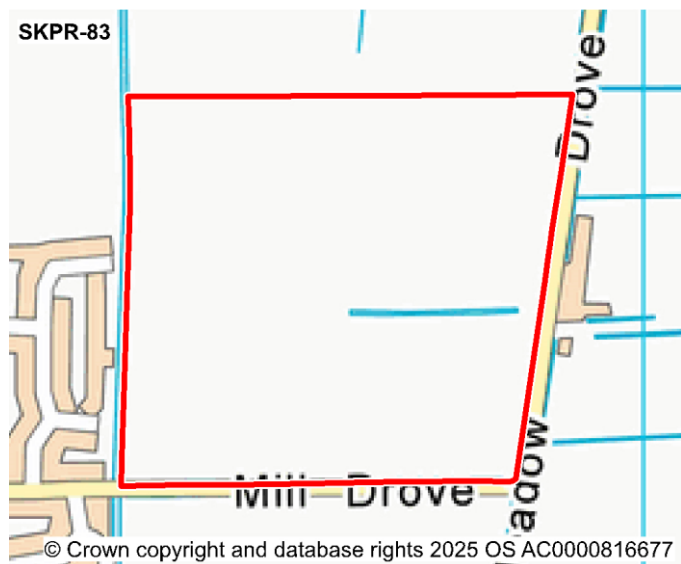
Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is in close proximity to identified SAP/SCI/SSSI –Math and Elsea Wood SSSI, and therefore could cause environmental implications on the designated site. Natural England have recommended the following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified. Other more suitable sites are available to meet required housing need across the plan period. Employment Land Study (2023) has provided the recommendation to ‘do not allocate’ the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to

meet the required employment needs across the plan period.



Major Constraints

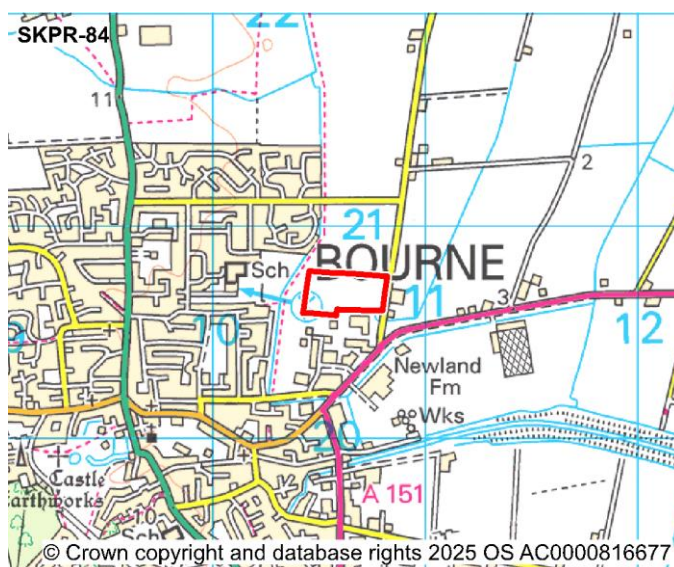
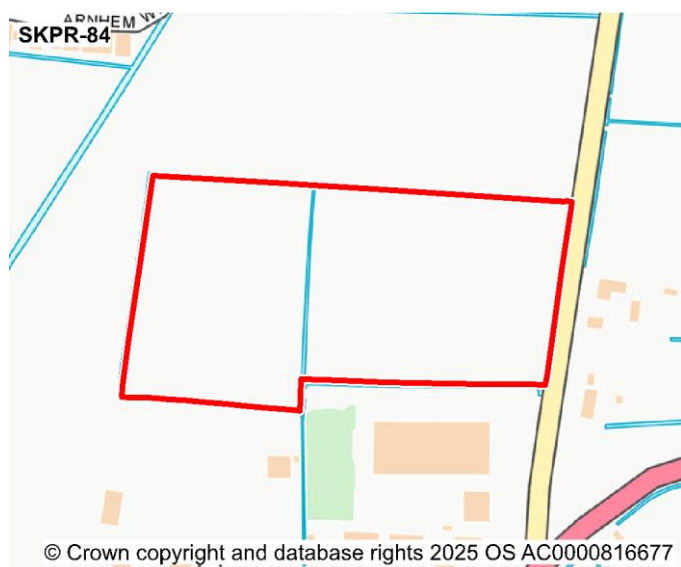
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	2.66%
% of Overlap with Flood Zone 3	1.21%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development generates more than 183 trips in total. However as the SRN is more than 10 KMs away from the site, it is likely to have very few trips reaching the SRN. Hence, the impact would be Low. However, SKPR 53 and SKPR 83 together generates more thn 300 trips by moderately impacting the SRN junctions in proximity.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Large site likely to have some impact on highway network and junctions may need upgrading subject to TA modelliing. Footway connections needed along frontage of site and to existing facilities
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	96.74%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	3.26%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the market town of Bourne. Direction of growth for the area supported by the Bourne Neighbourhood Plan group. Carr Dyke to be integrated as a positive landscape feature and public right of way. Site will offer footway and cycleways connections into the wider town and junction upgrades will be required subject to a transport modelling.



Major Constraints

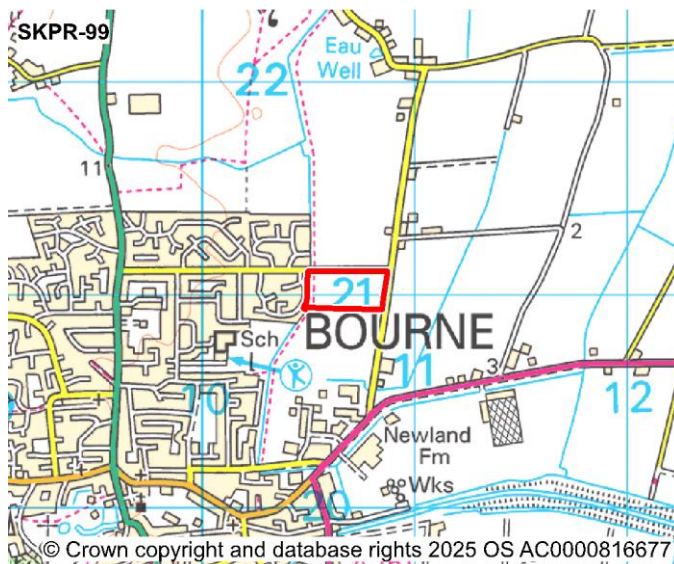
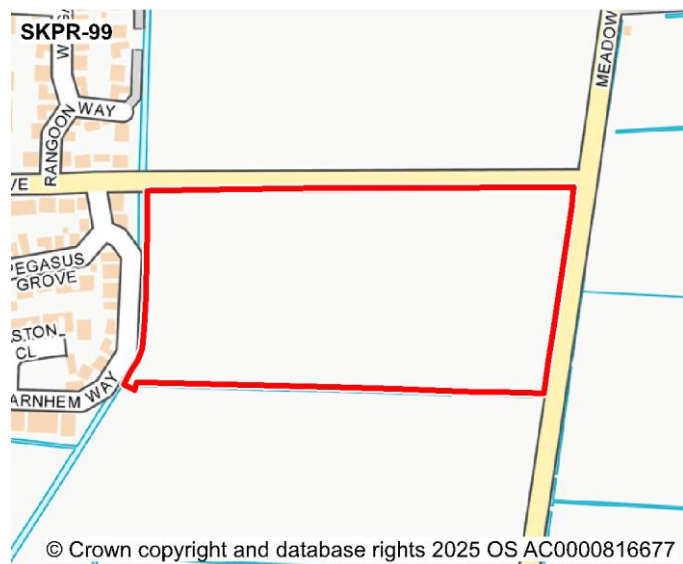
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	0.72%
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips reaching SRN would be less than 40 . SRN located at a distance greater than 10 KM.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of speed limit to accommodate development. Lack of footways in the vicinity of the site, considerable works required to facilitate passage of pedestrians to the Town Centre.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	WA16-SK, Policy SL3, Policy W8
Statutory consultee comment on Minerals and Waste	"Site allocated as a waste area (WA16-SK) in the adopted MWLP (Policy SL3). Site also adjacent to a safeguarded waste transfer station to the south (Policy W8) STW Approx 340m to the south (W8)"

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

See comments in relation to SKPR-53.



Major Constraints

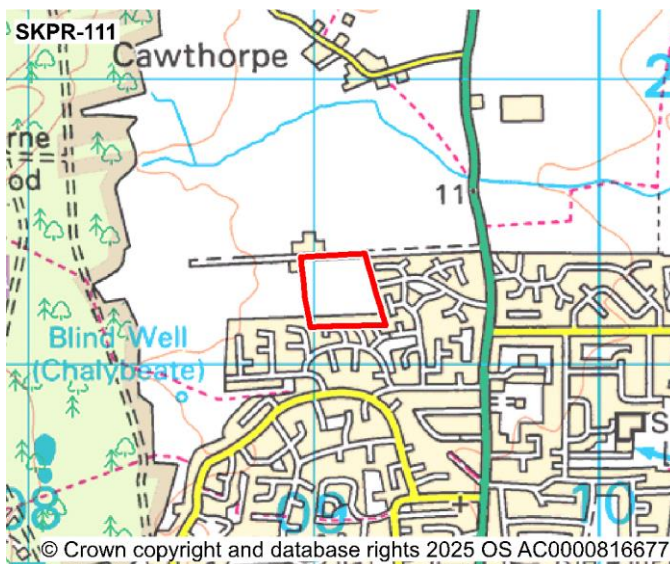
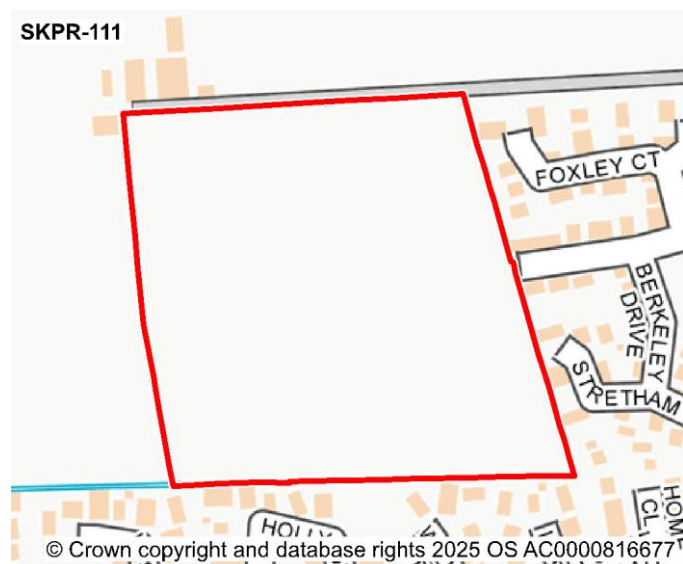
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	10.75%
% of Overlap with Flood Zone 3	0.16%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips reaching SRN would be less than 40 . SRN located at a distance greater than 10 KM.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of speed limit. Footway required to connect with the existing network along with improvements to Mill Drive and widening the existing bridge. Access served from Mill Dove. Improvements to the adjacent PROW network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

See comments in relation to SKPR-53.



Major Constraints

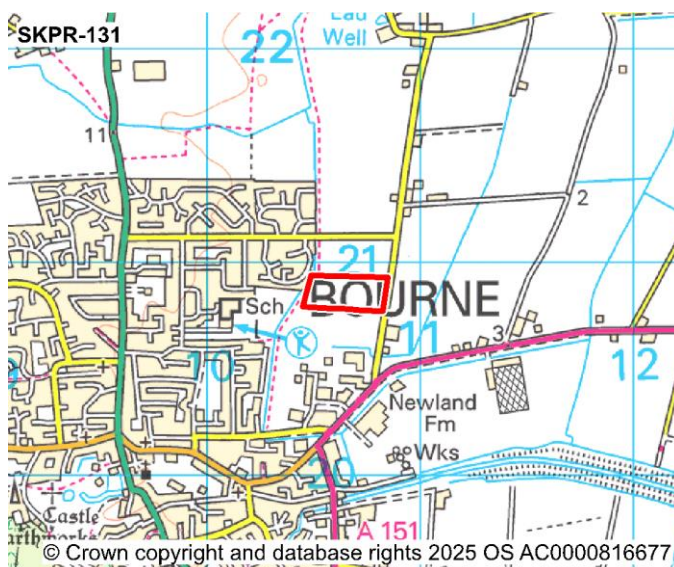
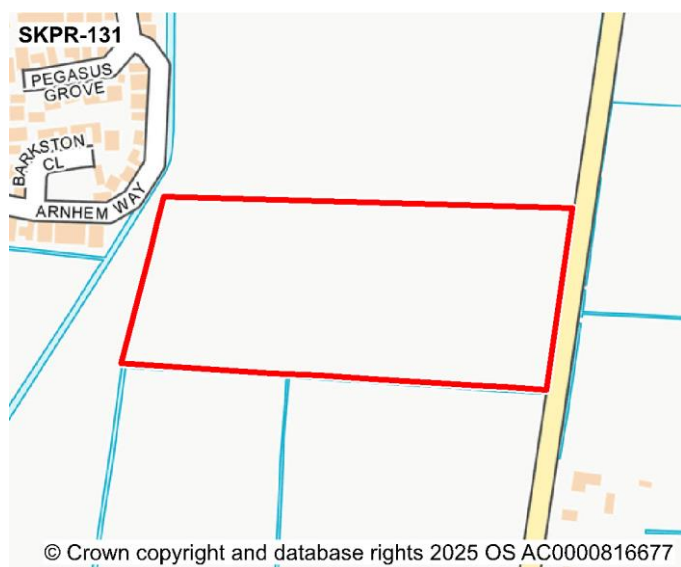
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips reaching SRN would be less than 40 . SRN located at a distance greater than 10 KM.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Site subject to a previous application for residential development, which was supported by LCC. Principle of development is acceptable. TA/TP in support of future applications made.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	16.75%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on nearby Ancient Woodland– Bourne/ Fox/ Pillow Woods which would need to be addressed.



Major Constraints

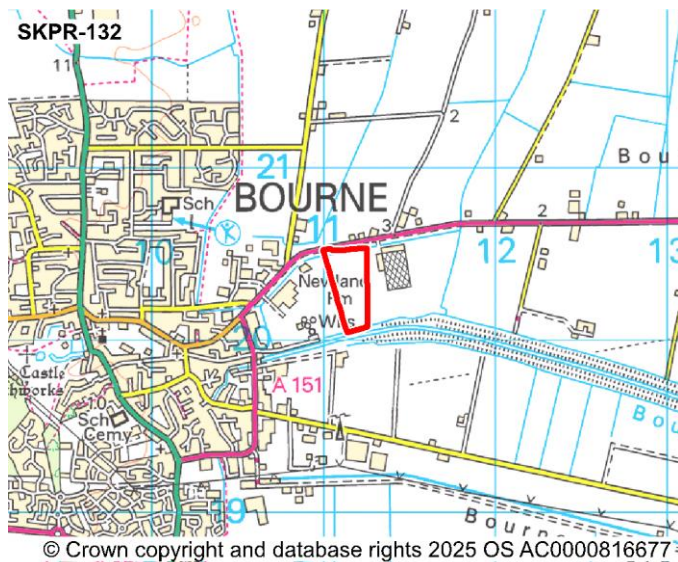
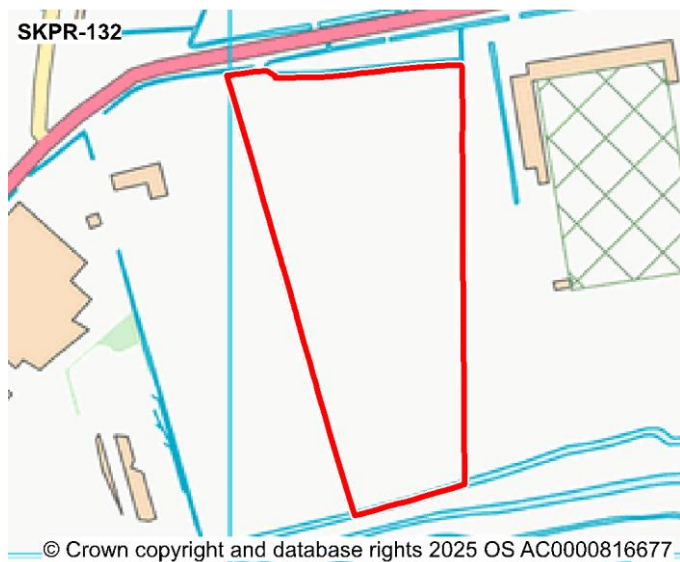
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	55.21%
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2, LFRSA would apply.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips reaching SRN would be less than 40 . SRN located at a distance greater than 10 KM.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of speed limit to accommodate development. Lack of footways in the vicinity of the site, considerable works required to facilitate passage of pedestrians to the Town Centre.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

See comments in relation to SKPR-53.



Major Constraints

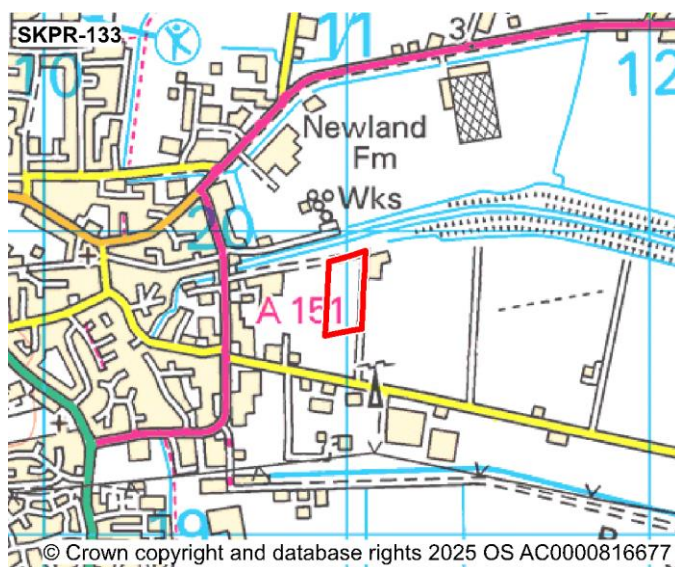
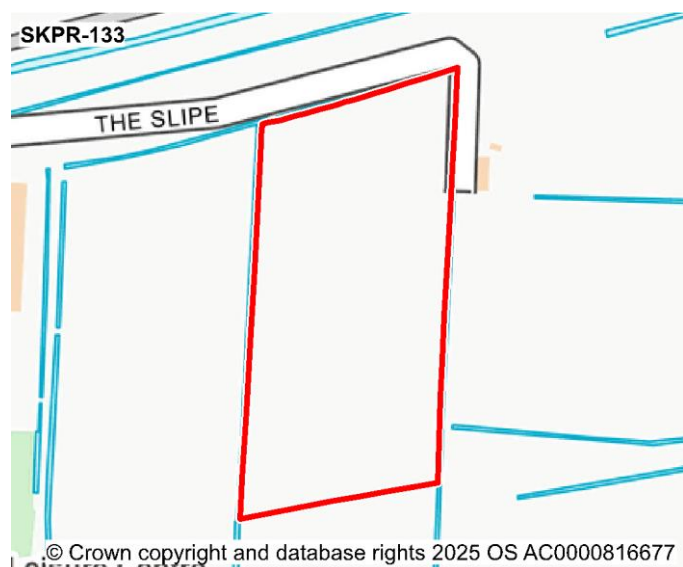
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	100%
% of Overlap with Flood Zone 3	72.74%
Statutory consultee comment on Flood Risk (Environment Agency)	Site fully within flood zone (2/3) - FRA would be required.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips reaching SRN would be less than 40 . SRN located at a distance greater than 10 KM.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of speed limit. Footway provision to be provided to connect the site with the Town Centre. TA/TP in support of application proposals.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW 160m to the west (W8) - odour assessment.

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

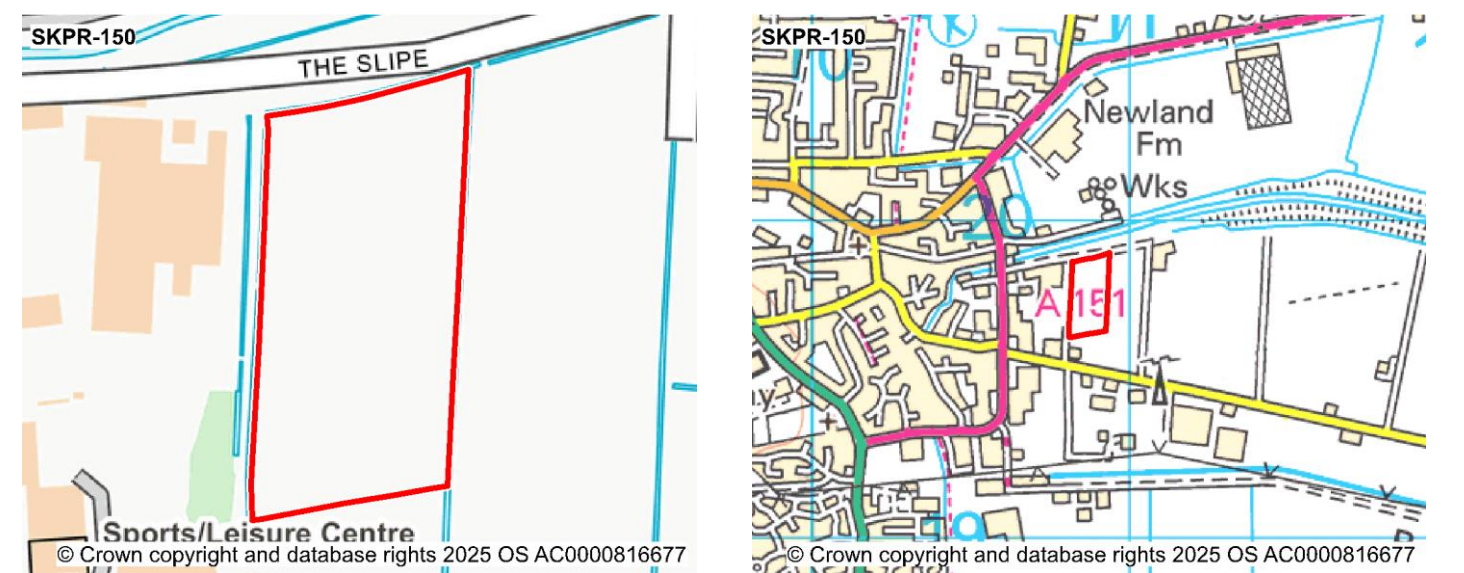
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips reaching SRN would be less than 40 . SRN located at a distance greater than 10 KM.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	The Slipe is only partly adopted. Improvements to an acceptable standard along The Slipe which falls within private ownership (third party land)
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW 85m to the north (W8) - odour assessment. Safeguarded waste site 135m south west.

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

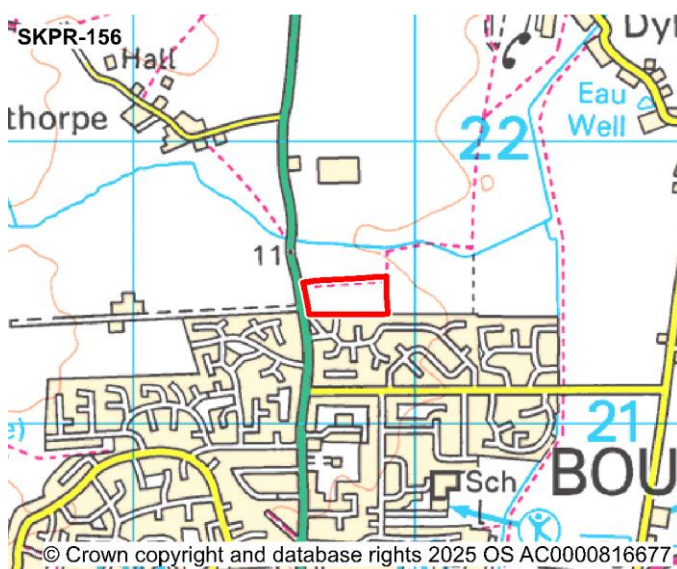
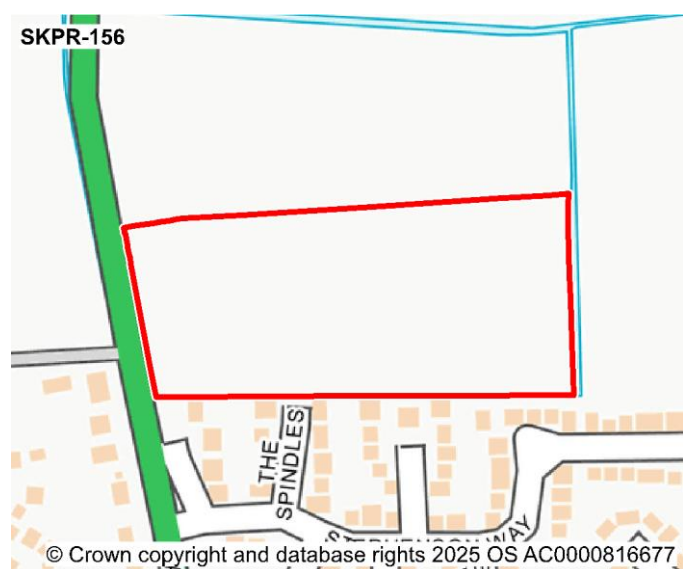
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips reaching SRN would be less than 40 . SRN located at a distance greater than 10 KM.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	The Slipe is only partly adopted. Improvements to an acceptable standard along The Slipe which fall within private ownership (third party land)
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW 85m to the north (W8) - odour assessment. Several safeguarded waste sites in the vicinity to the west and south west, including immediately adjacent to site (W8).

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	36.51%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

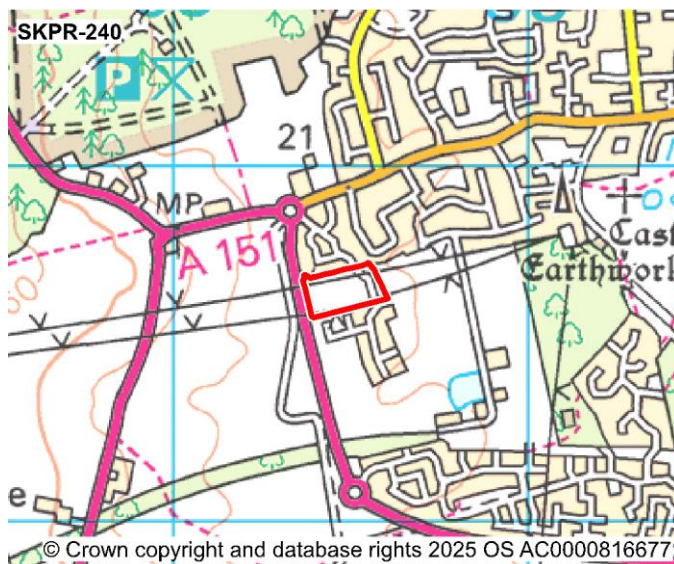
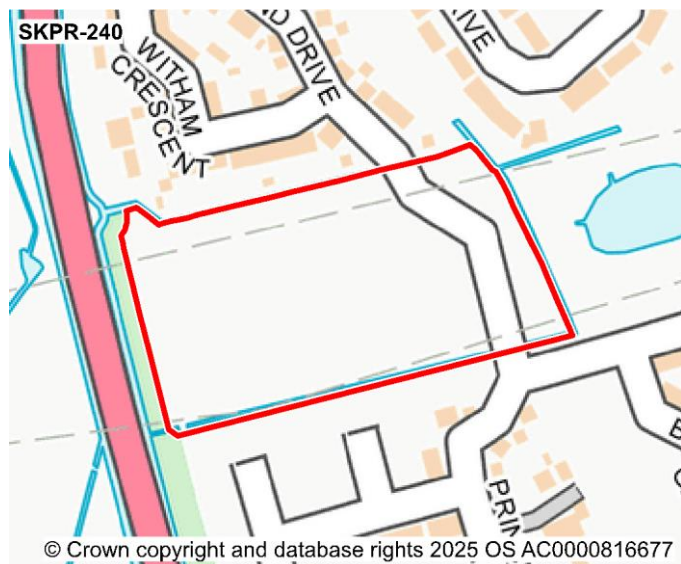
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips reaching SRN would be less than 40 . SRN located at a distance greater than 10 KM.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of the speed limit to accommodate the proposed development. Pedestrian connection from the site to the junction with Stephenson Way. Improvements to PROW Bour/8/3 with connections from the site.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	95.37%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

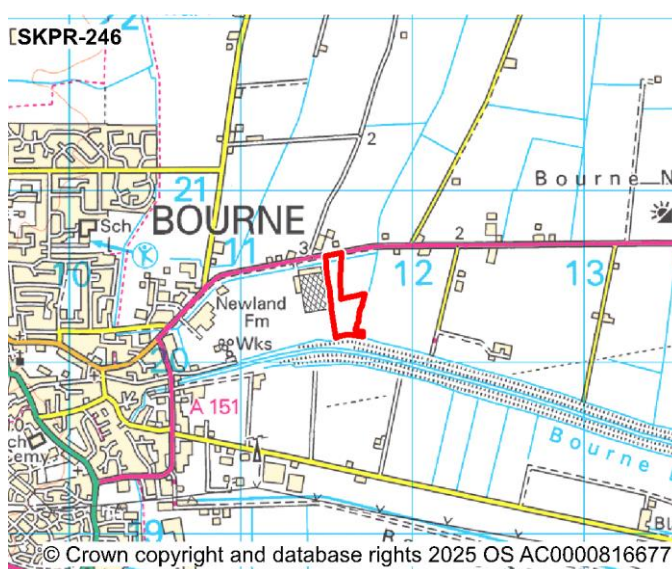
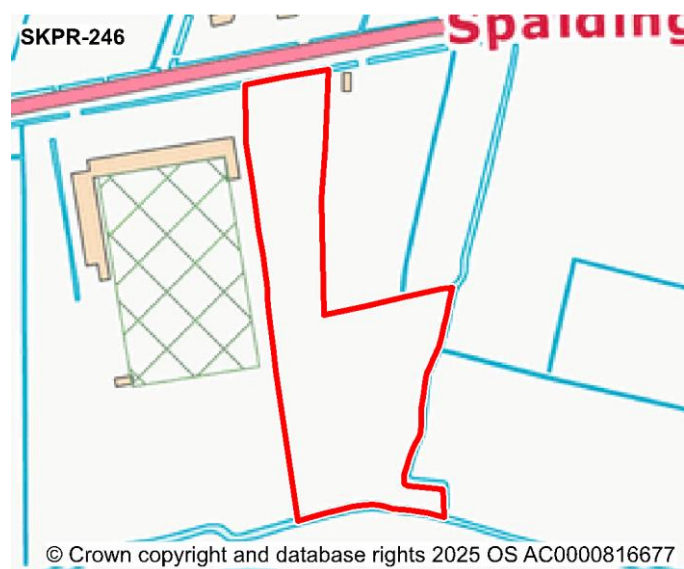
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Strip of landfill - Westfields.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	95.91%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has full planning permission (S22/1240), and the principal of development is established, therefore not required for allocation.



Major Constraints

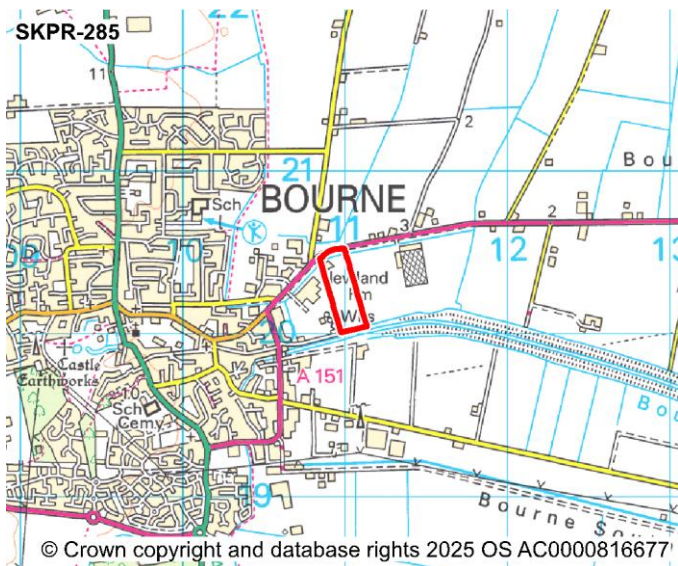
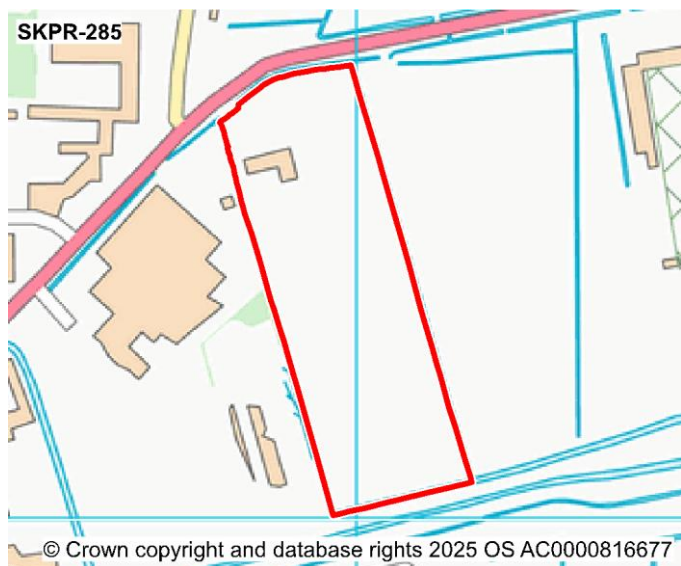
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	100%
% of Overlap with Flood Zone 3	99.99%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips reaching SRN would be less than 40 . SRN located at a distance greater than 10 KM.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of the speed limit. Considerable footway works required to connect with the existing network on Spalding Road.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	59
% of Overlap with Flood Zone 3	3
Statutory consultee comment on Flood Risk (Environment Agency)	Site has large area of FZ2, some FZ3 area on the South of the site. Secondary A aquifer. Site also on Source Protection Zones 2 and 3. South of site is also in close proximity to EA assets, flood defences and main river.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Land allocations should avoid significant areas of Best and Most Versatile (BMV) agricultural land, this is land which falls within grades 1,2 & 3a of the agricultural land classification. We note that the majority of land within South Kesteven District, outside of urban areas, falls within grade 3 land. Several allocations on the list fall within or partly within grades 1 and 2 land
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway connections along Spalding Road to connect with existing network.Visibility to demonstrated in line with Manual for Streets so considerations for placement of access. Extend the existing speed limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A

Statutory consultee comment on Minerals and Waste

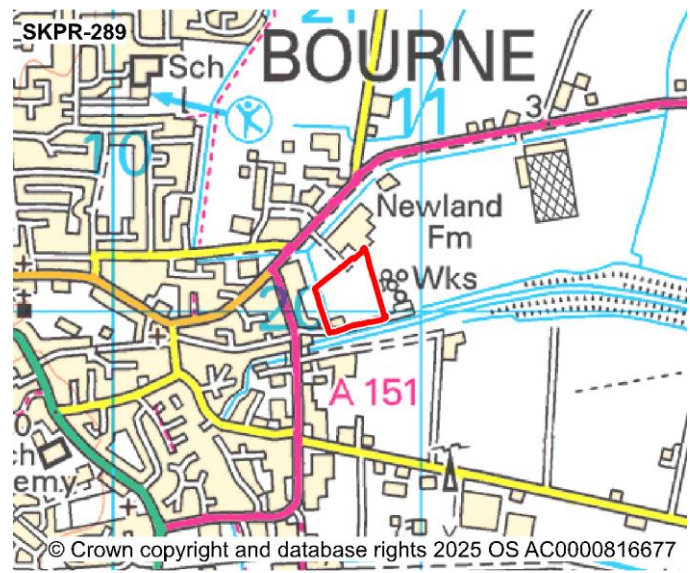
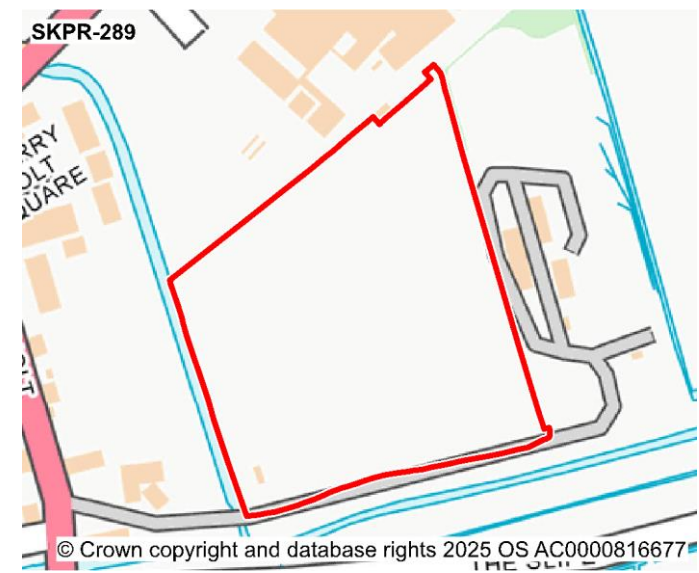
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process.



Major Constraints

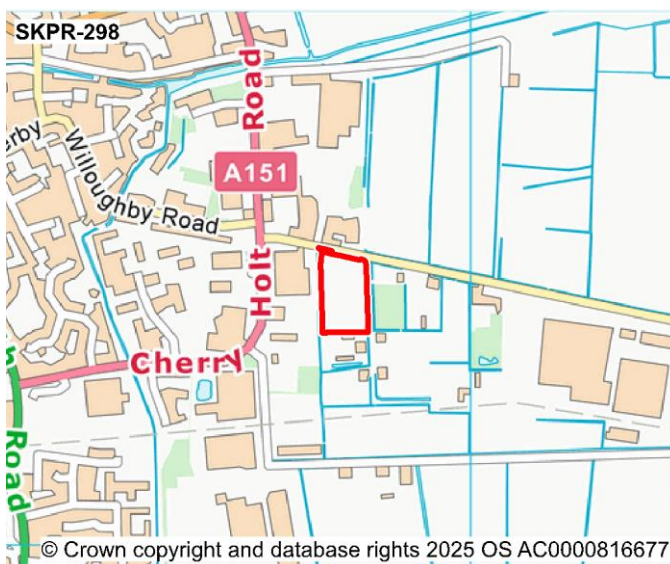
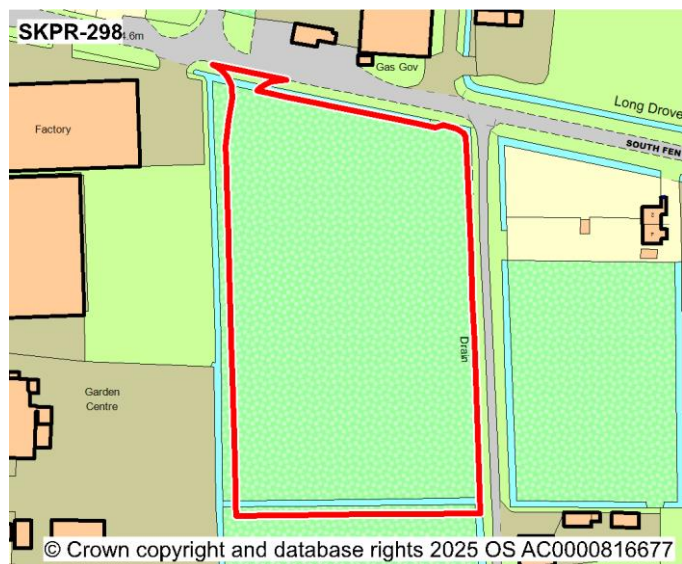
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	3
% of Overlap with Flood Zone 3	3
Statutory consultee comment on Flood Risk (Environment Agency)	South and west of the site is bordering EA assets, flood defences, and main river. Site is on Secondary A aquifer. Site is on Source Protection Zones 2 and 3
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extensive access improvements required to accommodate development.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	50
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Employment Land Study 2023 recommends that the site is maintained for employment generating uses.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 1. Secondary A Superficial aquifer. In catchment of Bourne WRC which has had over 80% capacity for 4 out of the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Horbling Fen SSSI sensitive to large infrastructure eg warehousing/industry where the total net additional gross internal floorspace following development is 1000m2 or more.
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN. It is unlikely it will generate significant impact the SRN. Subject to further traffic and capacity assessments.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

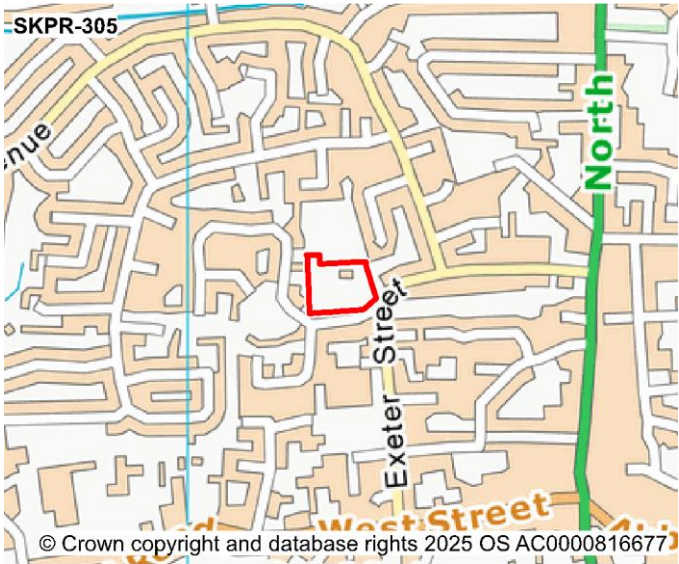
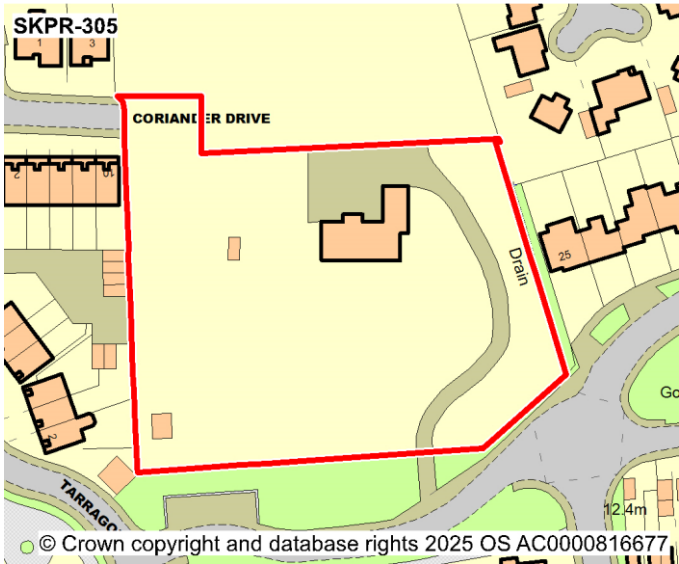
Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.

Location: Woodland House, Exeter Street, Bournemouth
Land Type: Mixed
Site Size: 0.65



Major Constraints

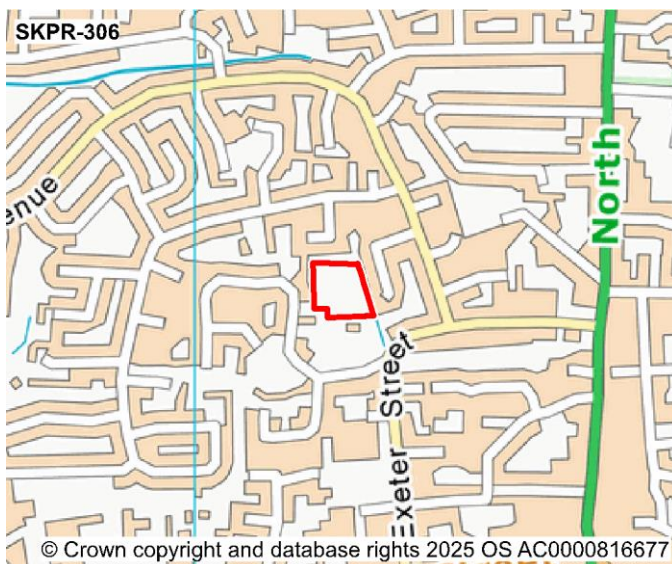
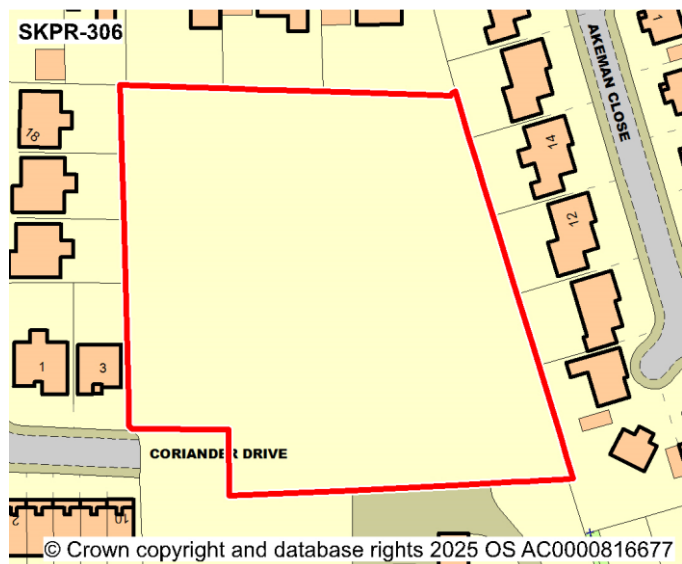
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 1. In catchment of Bourne WRC which has had over 80% capacity for 4 out of the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN. It is unlikely it will generate significant impact the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Pedestrian Improvements in the vicinity of the site. Vehicle access is encouraged from Tarragon Way in addition to Coriander Drive. Link the site with SKPR-306
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

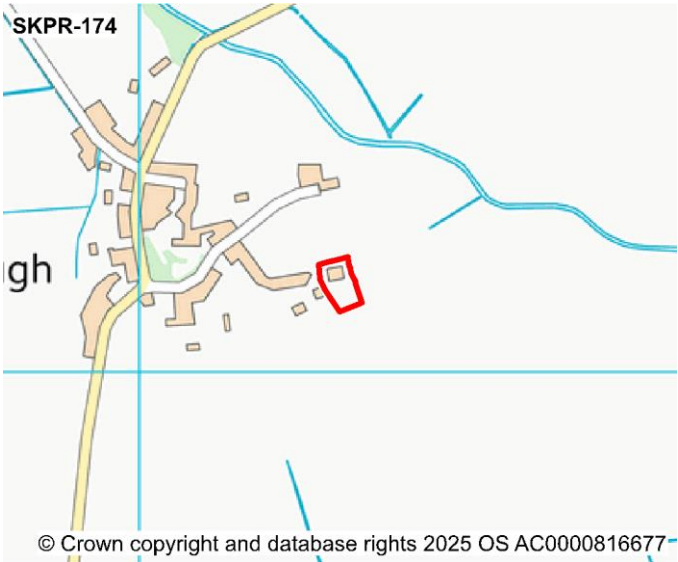
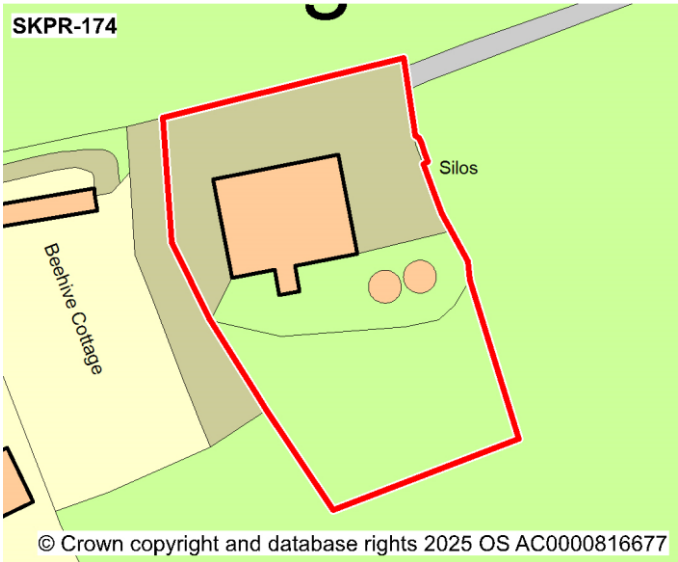
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 1. In catchment of Bourne WRC which has had over 80% capacity for 4 out of the last 5 years.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN. It is unlikely it will generate significant impact the SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. As SKPR-305 - to link sites.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Contraints

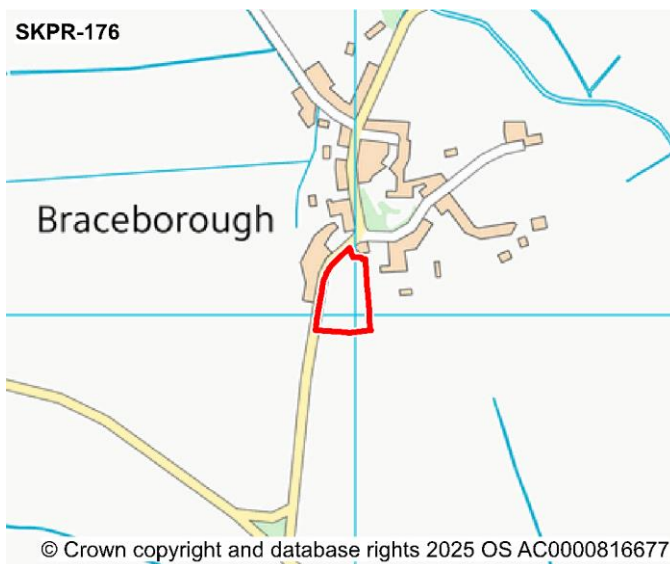
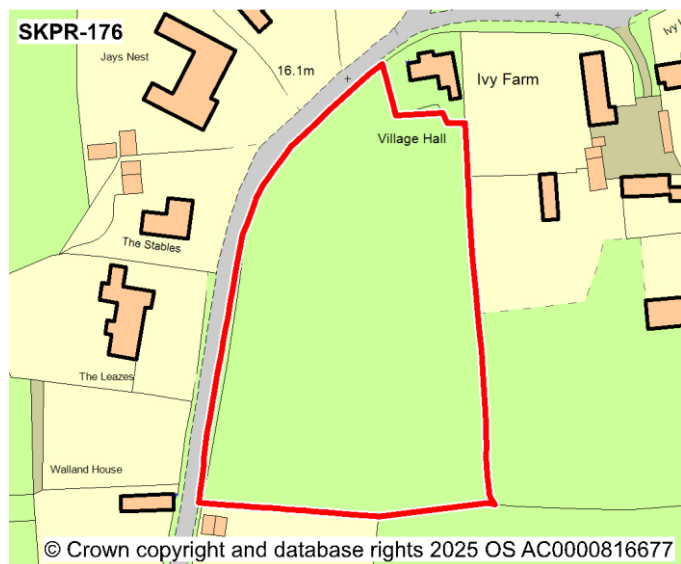
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	PROW affected by proposals. Improvements and connections made to this network. Improvements to the Public highway serving the development.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

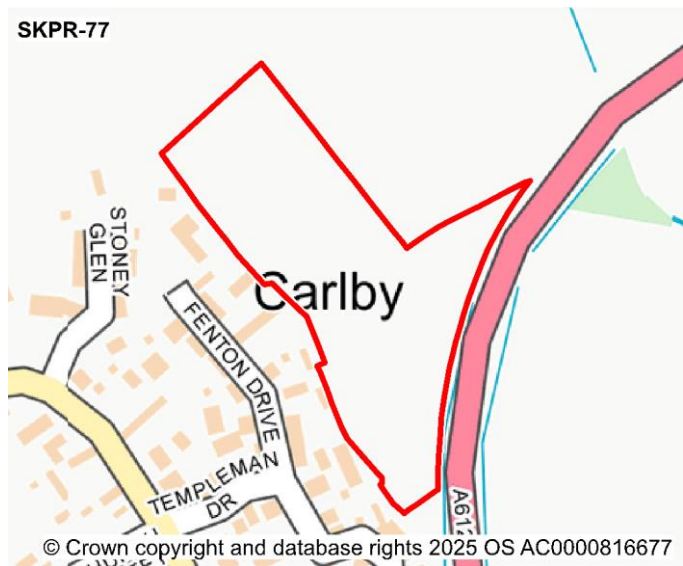
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to be relocated to improve visibility, removal of hedgeline would assist this, carriageway and footway widening required. Surface water flood risk
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	59.35%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	40.65%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

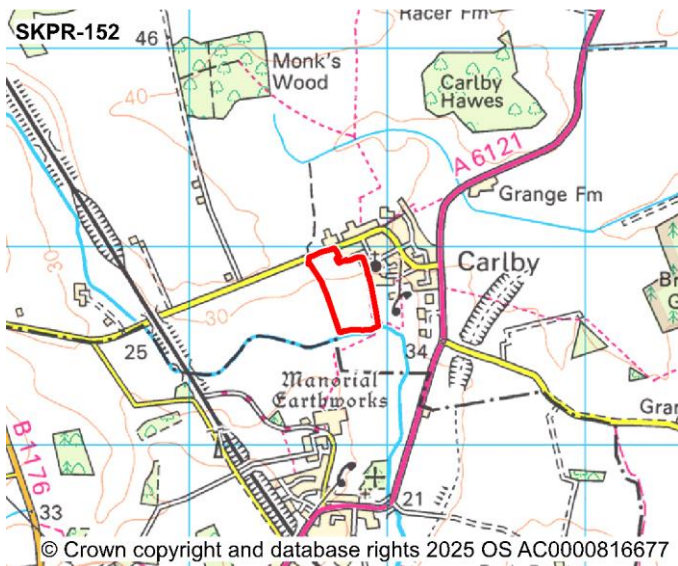
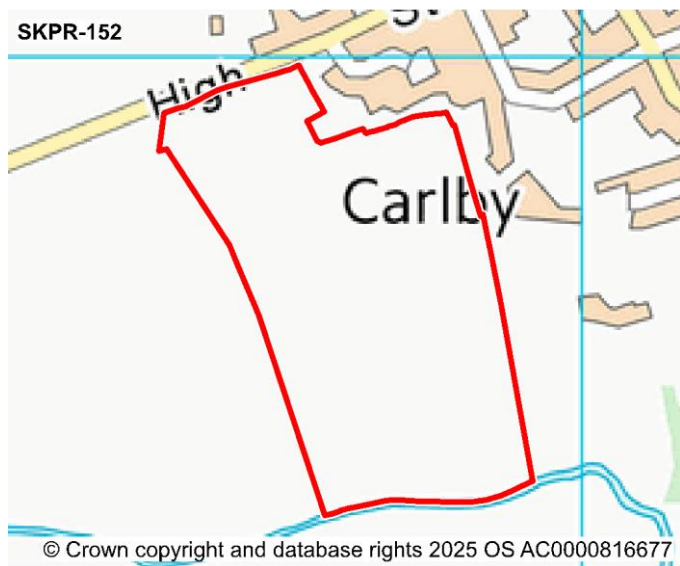
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips to come at the SRN, only 2 SRN majorly affected, low impact
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access onto A6121 acceptable in principle, needs capacity assessment andvisibility demonstrating. Footway/cycleway connection along A6121 to Carlby essential. Also, if direct footway access can be achieved to Templeman Drive this would be beneficial in connecting site to village.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the local Plan review - no sites are being allocated within identified 'smaller villages'. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Contraints

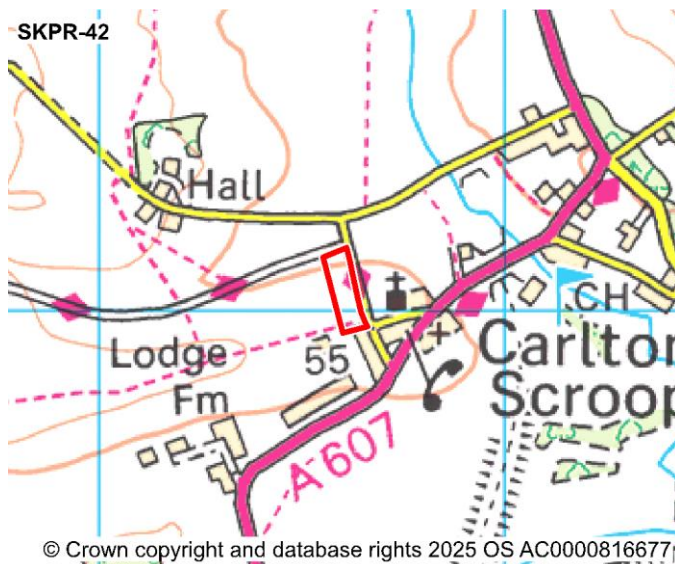
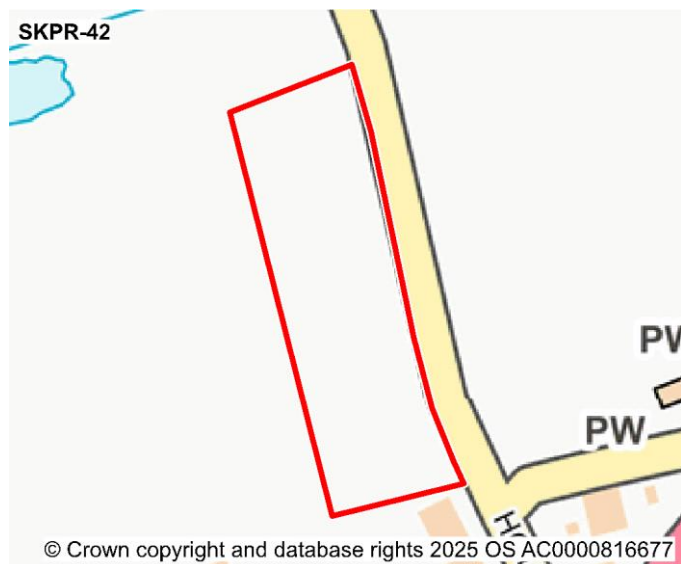
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	23.54%
% of Overlap with Flood Zone 3	19.41%
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips to come at the SRN, only 2 SRN majorly affected, low impact
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	TA required, pedestrian and cycle connections into Carlby needed. High Street is constrained, which may limit numbers of houses.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

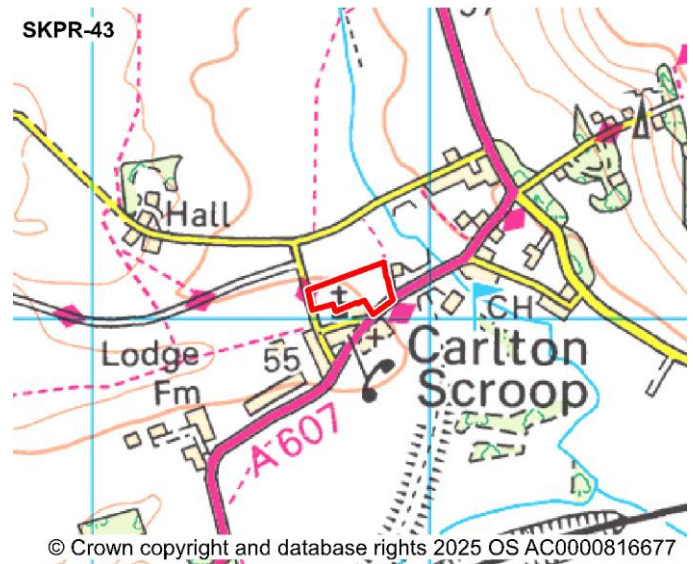
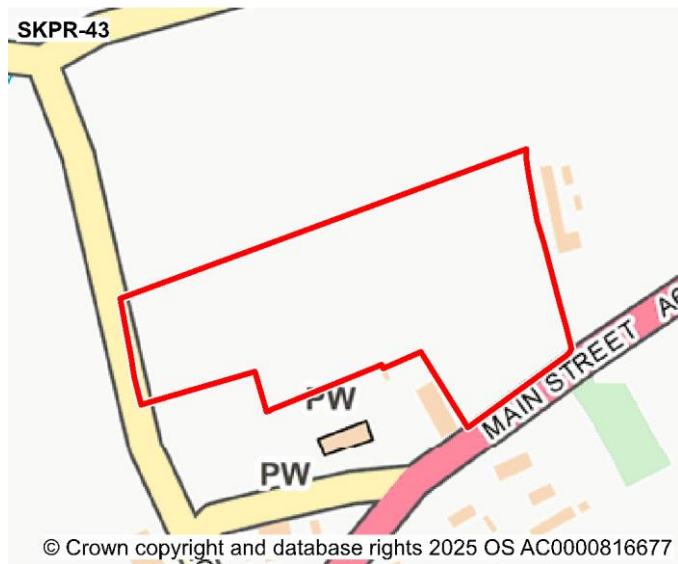
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Consideration for pedestrians along Hough Lane to the village. Hough Lane to be widened from the Jct of Main Street up to the site access. PROW improvements and connections.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

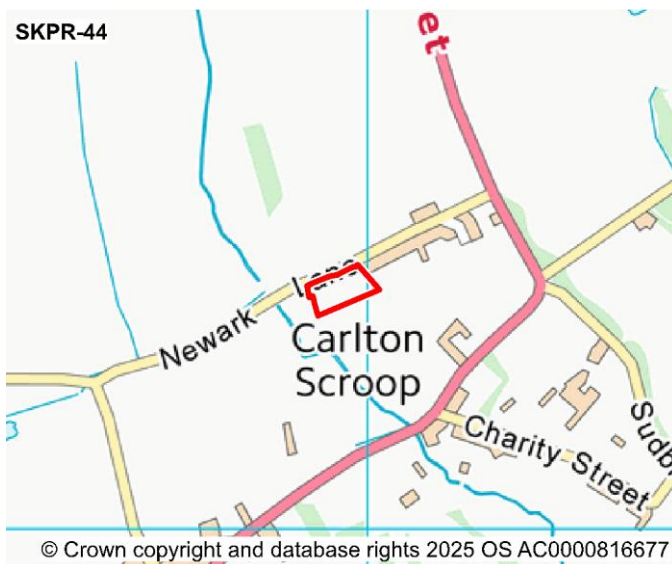
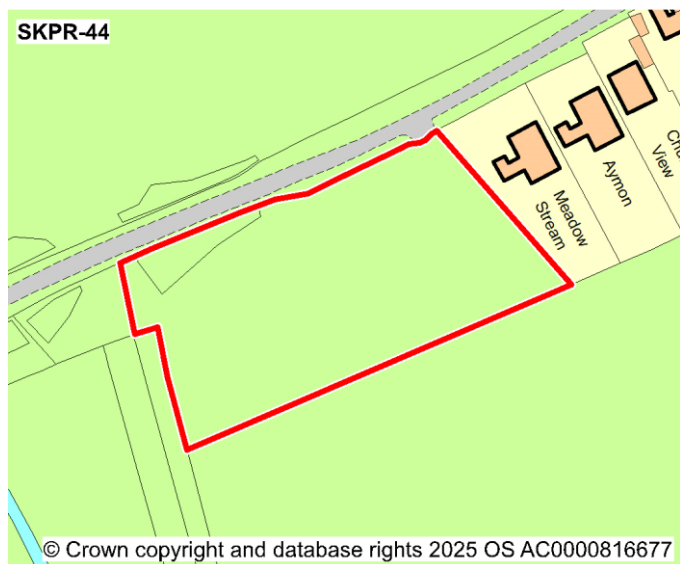
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	PROW improvements and connections to this network. Any access from Hough Lane will require Hough Lane to be improved/widened. Missing sections of footway to the nearby bus stop to be provided.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

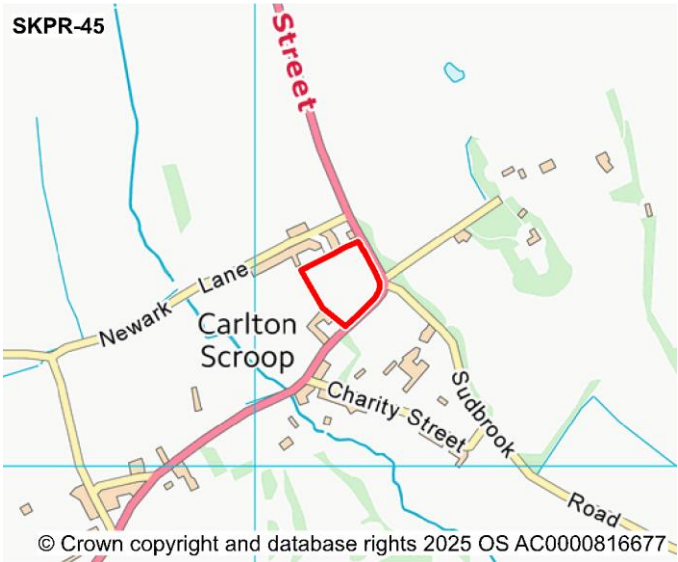
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Link footway to be provided on Newark Lane and/or PROW improvements which is adjacent to the site boundary linking with Main Street (South).
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

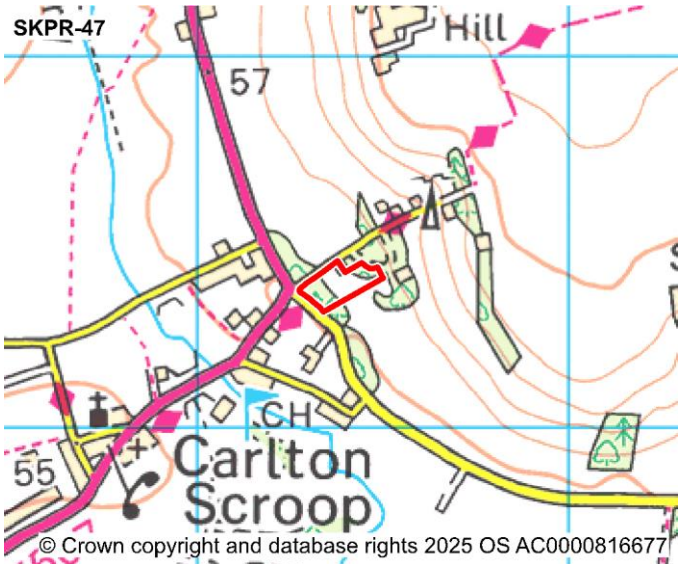
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to be achieved with maximum visibility. Footway improvements and crossing point to the bus stop located on Main Street. Upgrade existing bus stops.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	69.96%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	30.04%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

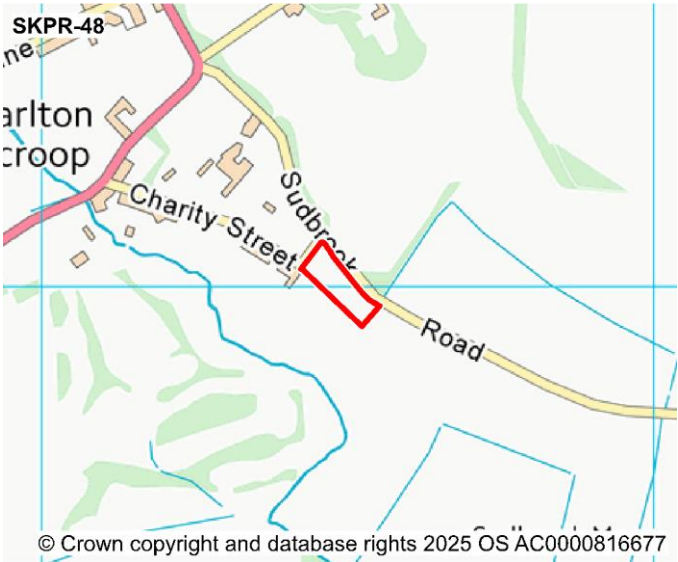
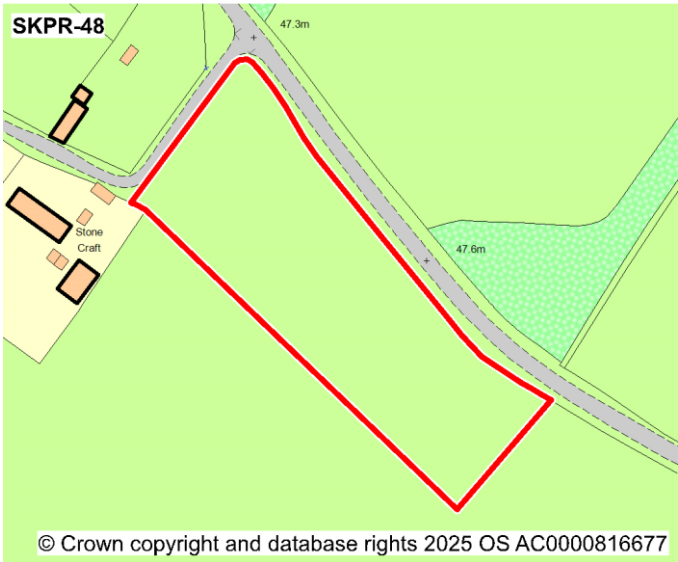
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Possible speed limit reduction. Access option to be explored - Heath Lane would require widening and junction improvements. Sudbrook Road potential visibility concerns. Pedestrian crossing points to aid pedestrians to the existing footway network linking to nearby bus stops.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

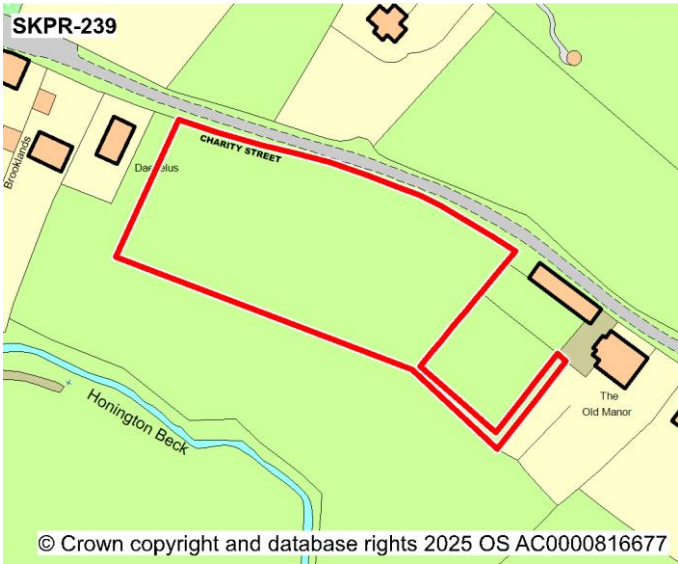
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Investigate Speed Limit as site currently sits within 60mph. Improvements to Charity Street in terms of carriageway and consideration for pedestrians to connect with Main Street and the existing bus stop.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

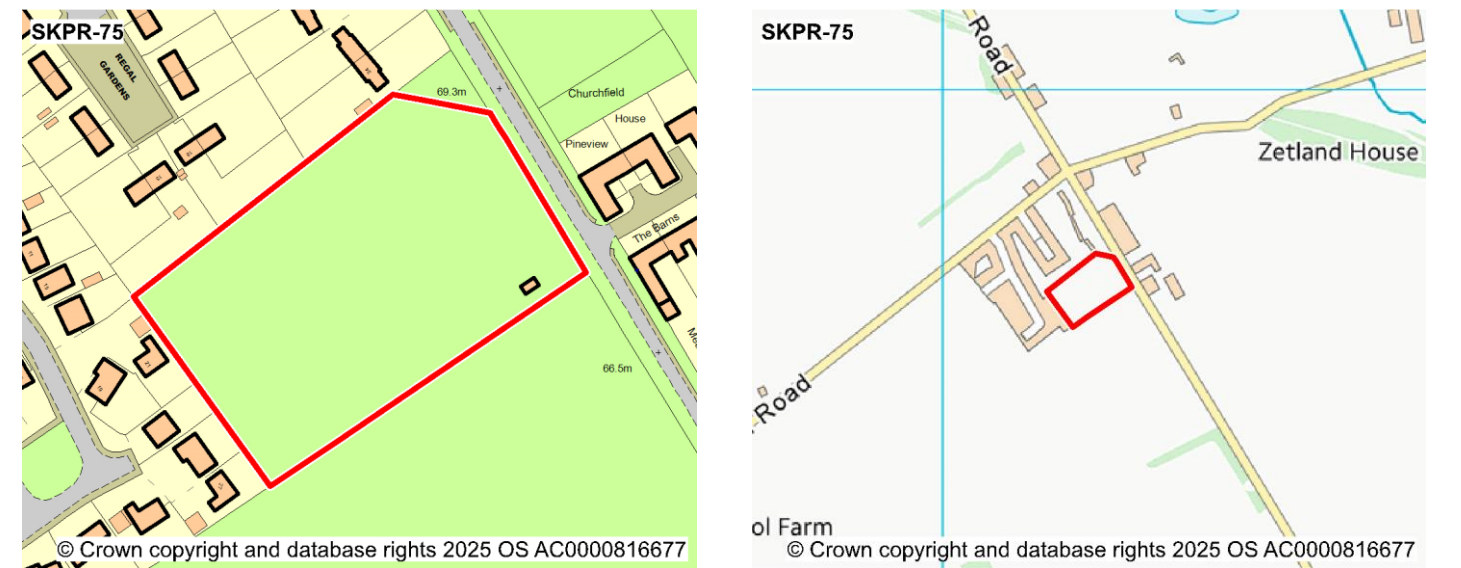
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Widening/passing places required along Charity Lane. Considerations for a footway provision and a tactile crossing at the junction with Main Street.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	3.5km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	15.62%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	84.38%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

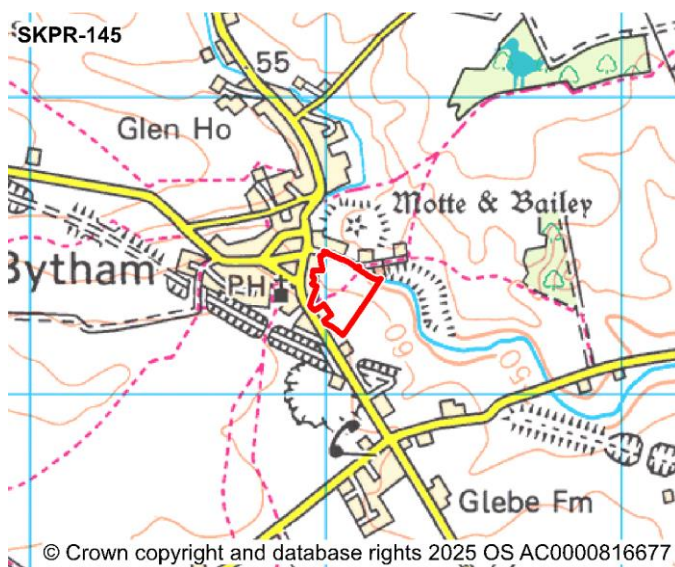
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway connection to link with existing network on Holywell Road.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Castle Bytham Road Verges
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	Yes
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	Yes
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

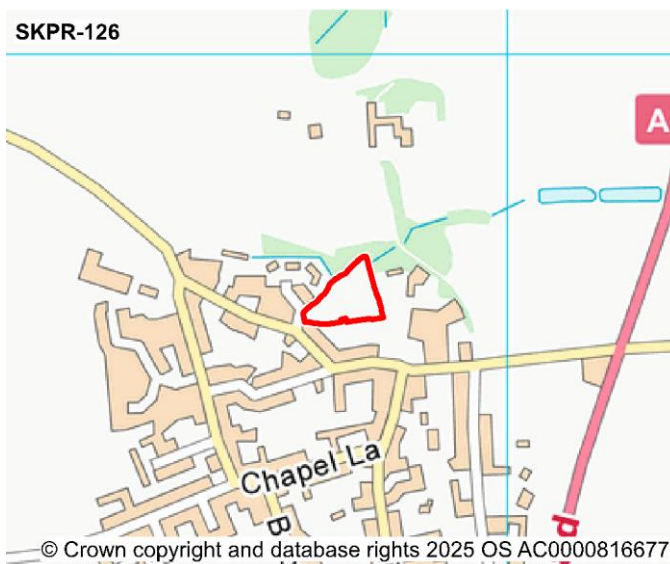
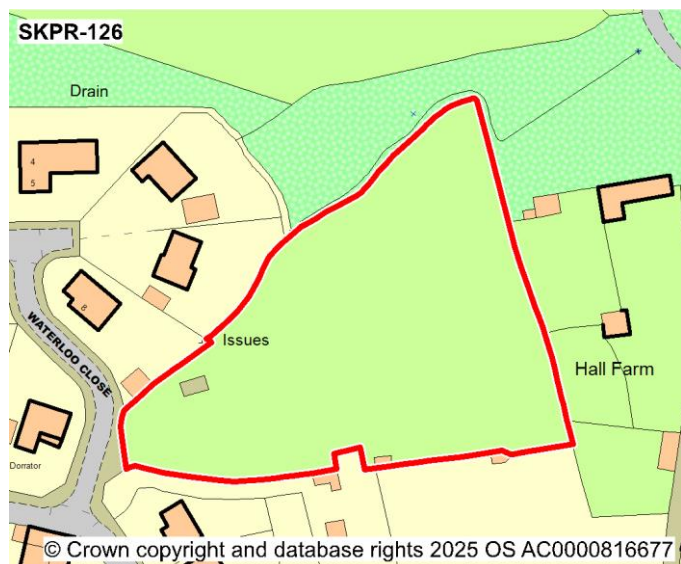
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	13.26%
% of Overlap with Flood Zone 3	5.7%
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2/3 and proximity to main river (but sequential placement).
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips, >3 kms from SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Vehicular access from Station Road. PROW runs through middle of the site which will require improvements and connections made to the network. Considerations for pedestrians on Station Road. Pedestrian connections on to St Martins. Upgrade/relocate the existing bus stops on Station Road.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Castle Bytham Station, Castle Bytham Earthworks
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

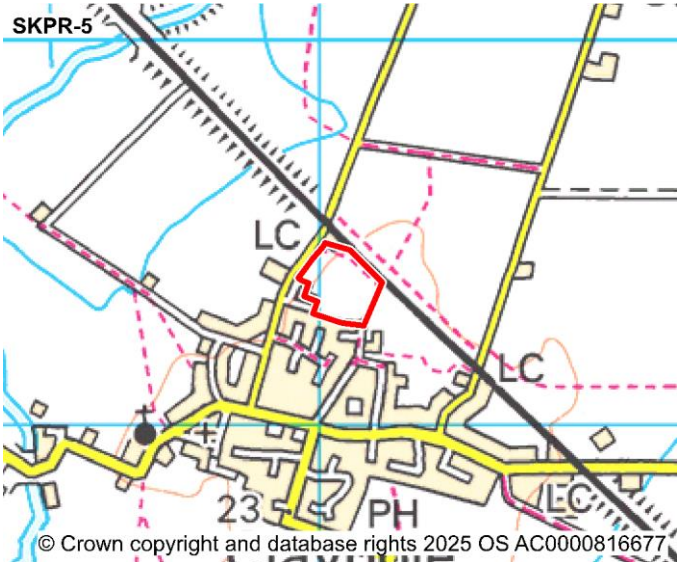
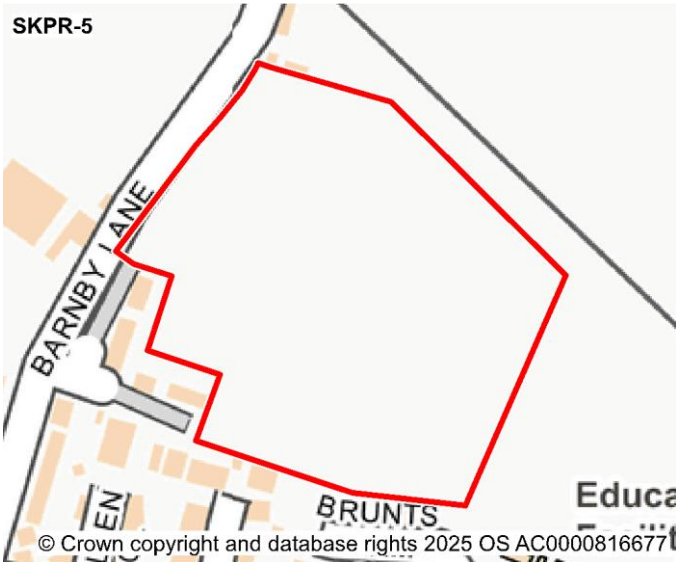
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	30mph. FW adj and opposite. Possible access conflict with Waterloo Close jnc Waterloo Road? SW flood issues? Waterloo Road lack of FW's both sides.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Caythorpe Conservation Area which would need to be addressed.



Major Constraints

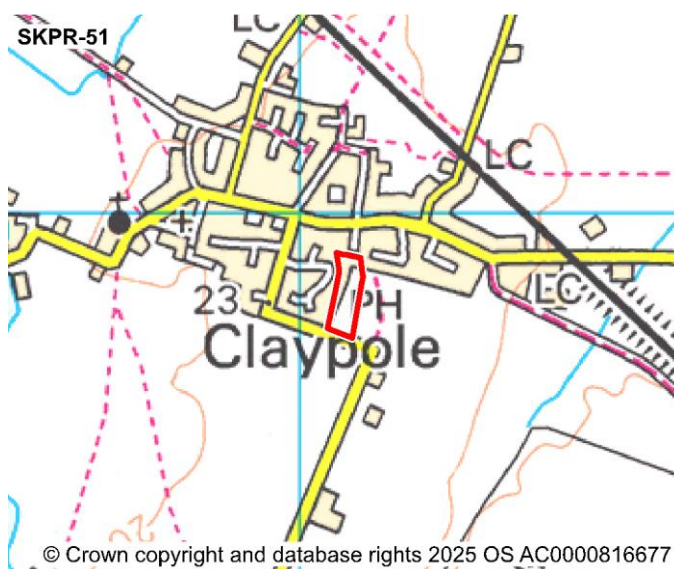
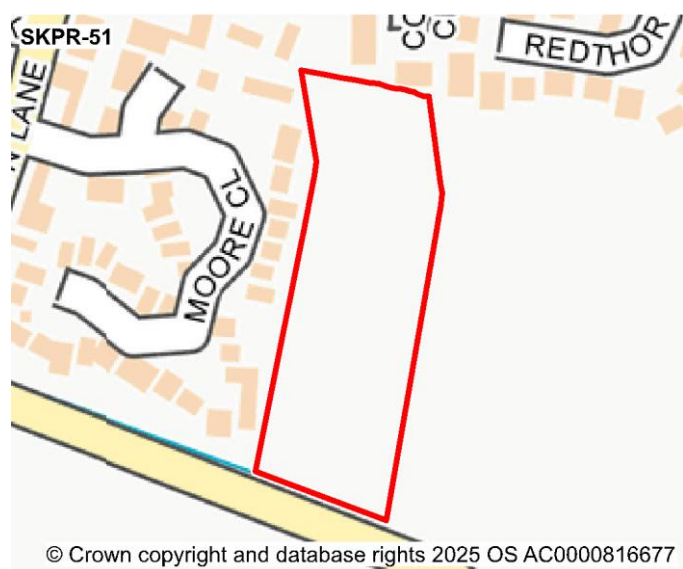
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Road widening required, 30mph speed limit extension, connecting footways. PROW to site boundary. Access to Mallard Close would be through private land. Veh access to School Lane would be over private land. Visibility restricted to right when pulling out of Barnby Land onto Main Street.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

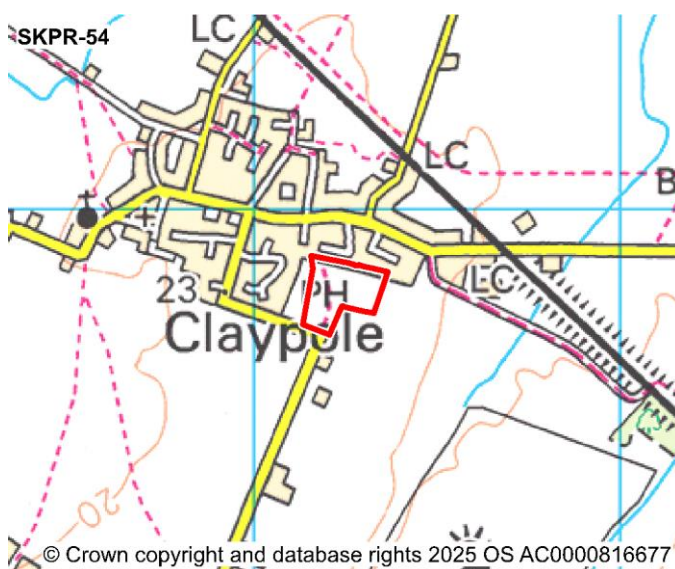
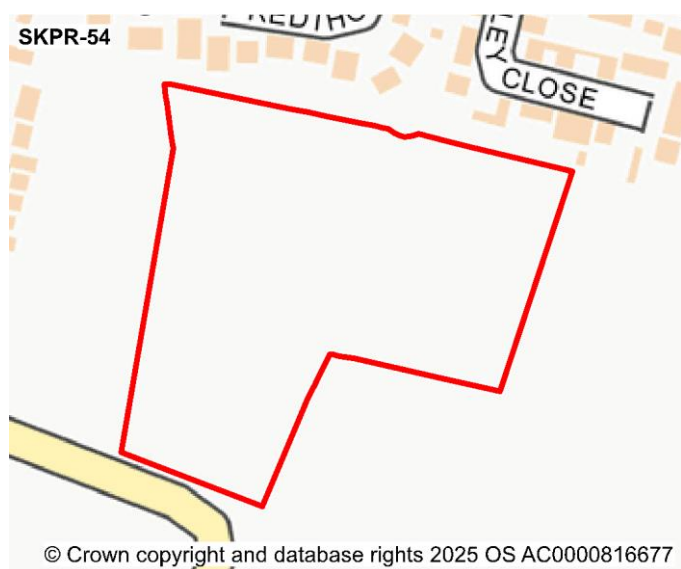
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	10km+
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Part of the site has consent for residential development. Principle is acceptable. Extension of 30mph speed limit, pedestrian connection on Doddington Lane and a passing place
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Claypole. Part of site has full planning permission (S21/0415), and the principal of development is established, therefore this part of land is not required for allocation. Site will form a comprehensive development alongside site SKPR-54.



Major Constraints

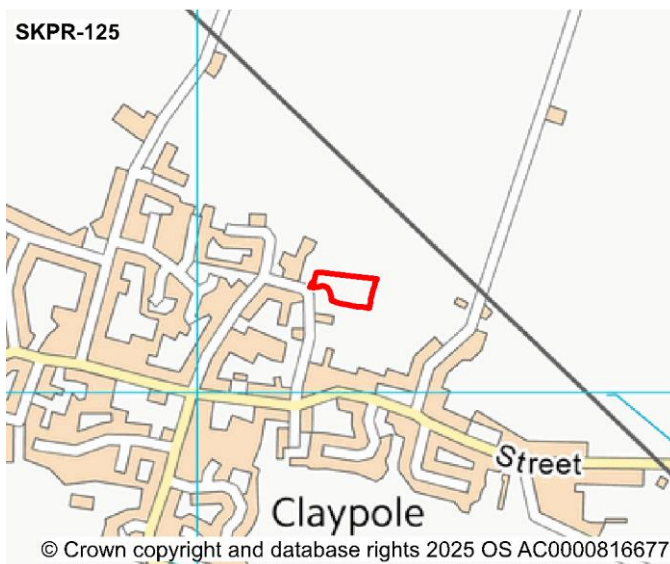
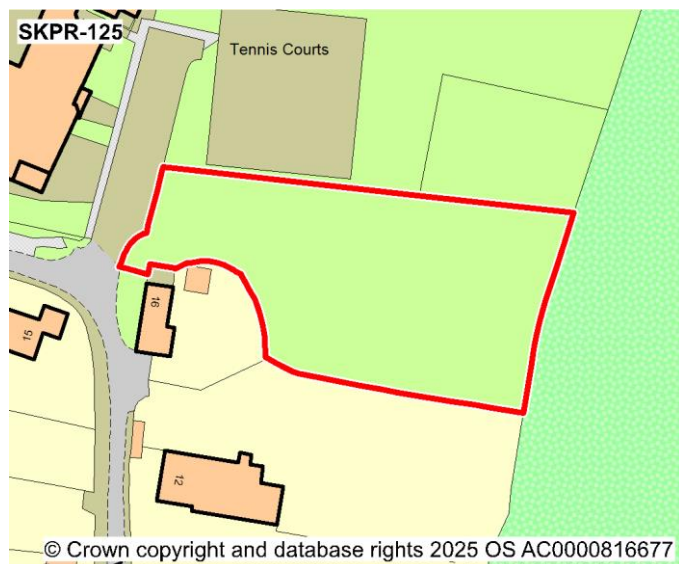
Constraint	Assessment
Settlement Hierarchy	Larger Village`
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	10km+
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 30 trips to impact the SRN, site is greater than 3 kms from the SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Current planning application for residential development. Acceptable in principle. Footway connection to connect with the existing on Doddington Lane and a passing place. Extension of 30mph speed limit. PROW improvements and pedestrian crossing at the High Street.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Claypole. Part of site has full planning permission (S21/0415), and the principal of development is established, therefore this part of land is not required for allocation. Site will form a comprehensive development alongside site SKPR-249.



Major Constraints

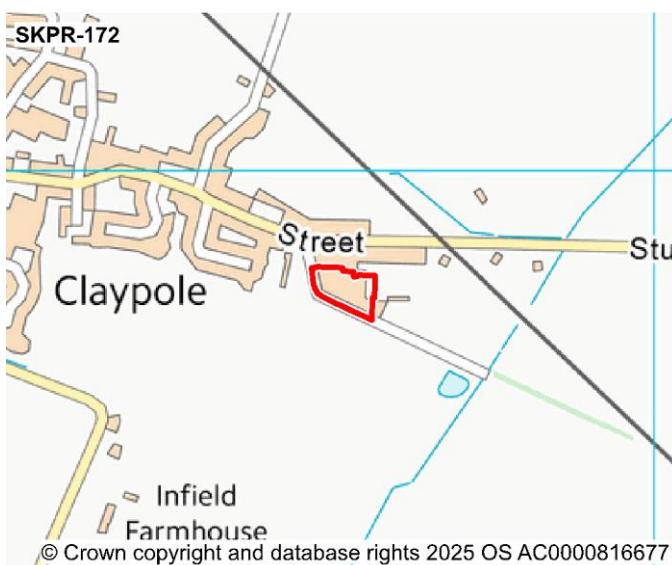
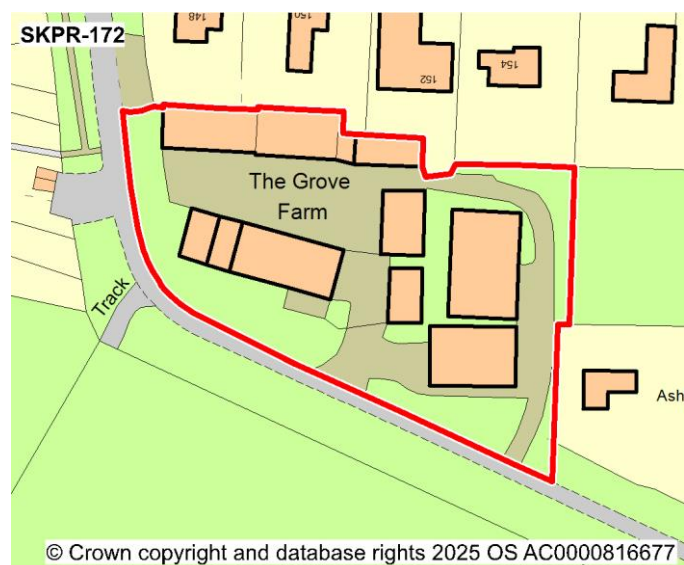
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Visibility poor at School Lane and Rectory Lane junction. Access arrangement details would be required. Restricted widths to both fw and cw to Rectory Lane. PROW adjacent.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site too small to be considered for allocation, a minimum site size of 0.5ha was required to bring the site forward.



Major Constraints

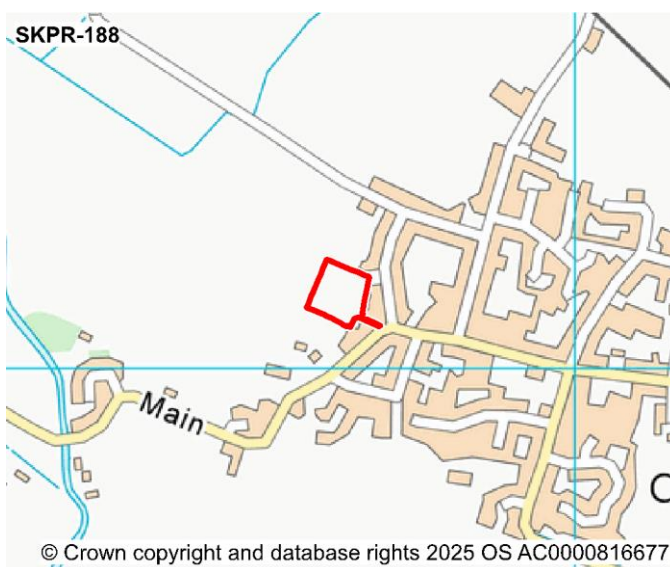
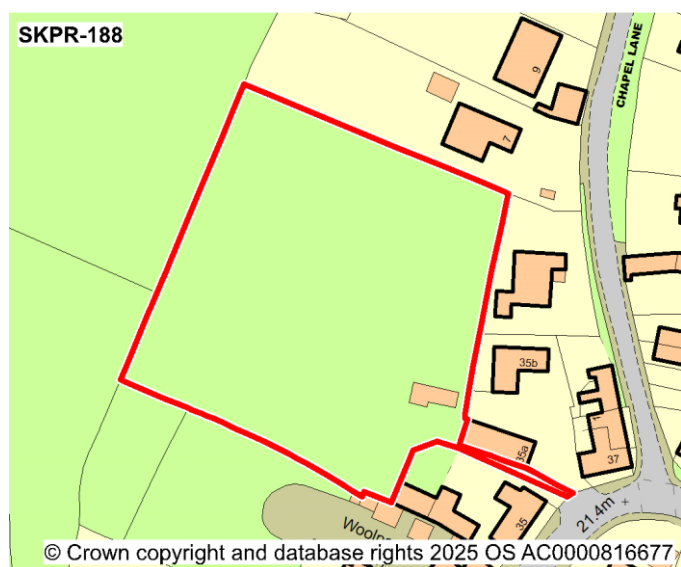
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Footway widening (ex approx 1m). Formalise carriageway (kerbing/drainage).
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

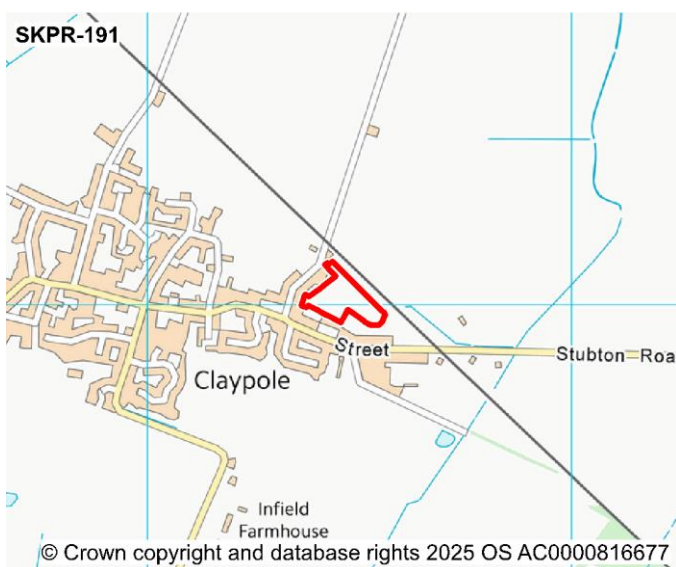
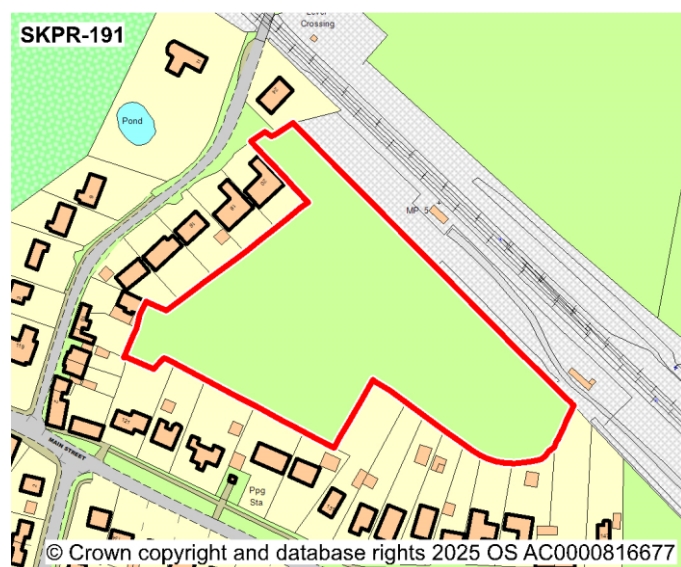
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Restricted cw width to Chapel Lane and Back Lane. Possible better access from Doddington Lane? Chapel Lane visibility issues to east. No footways on Back Lane. PROW improvements towards village hall.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

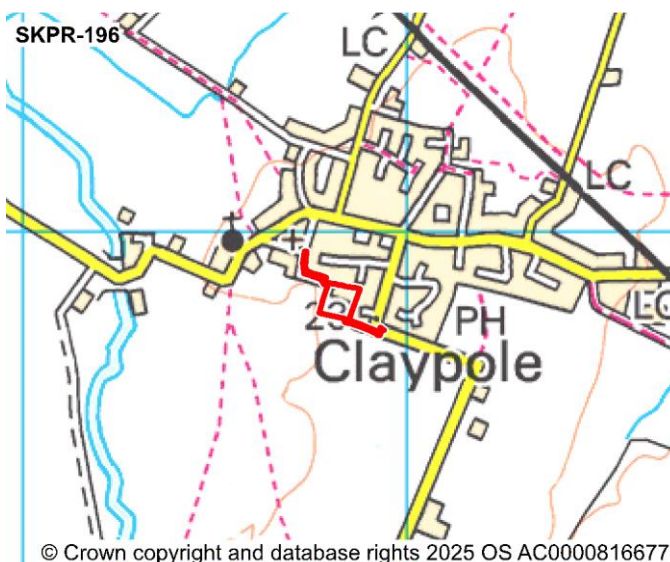
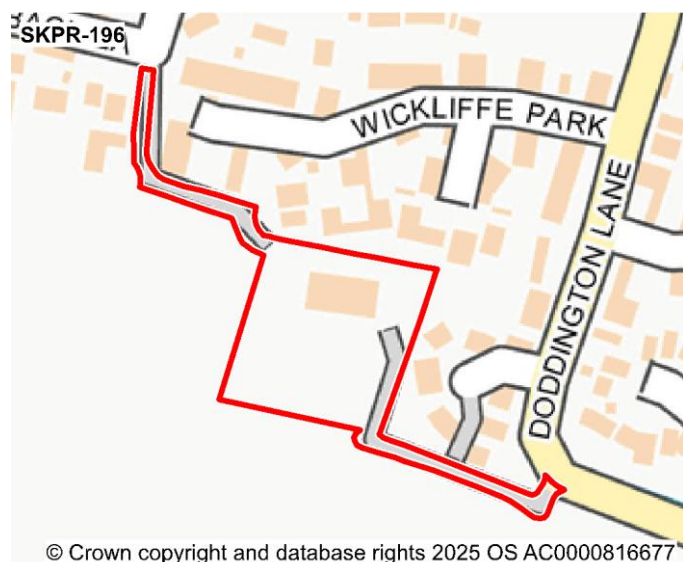
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Single track road. Footway connection required. Restricted visibility to left when pulling out onto Main Street.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

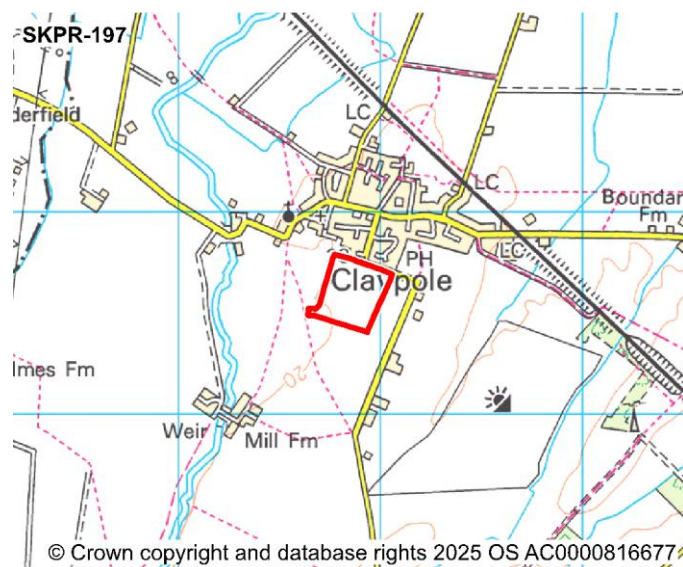
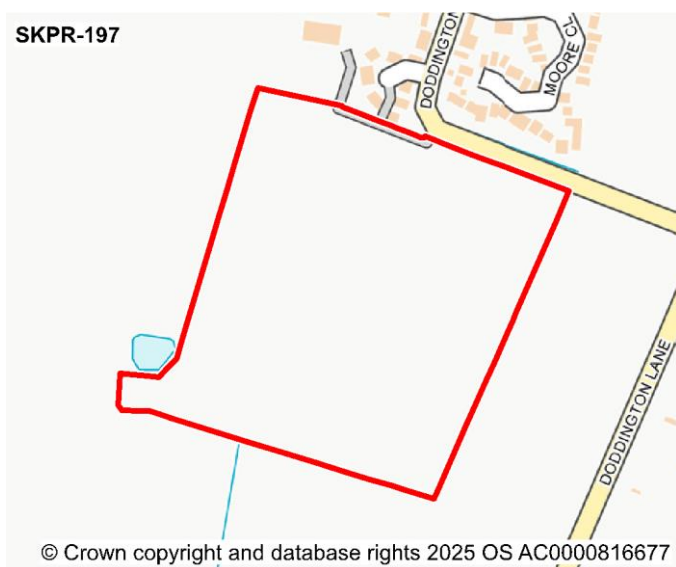
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Visibility restriction to right when pulling out of access. Would need to be shared surface due to available widths.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

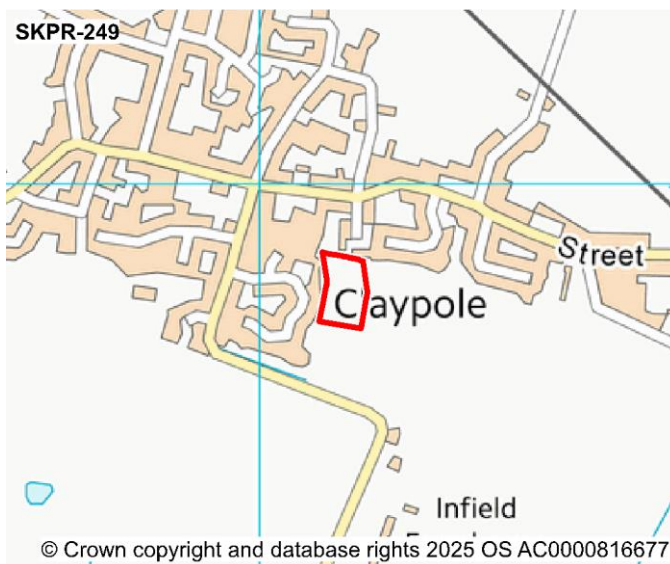
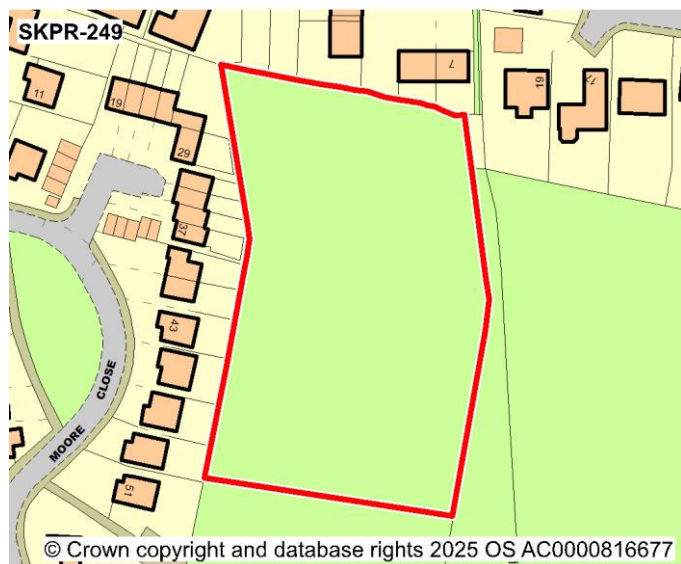
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Moderate impact as the number of trips to reach SRN would be between 40 to 90, multiple SRN affected
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Road widening required. Connecting footway conditioned on Lindum's and Allison's applications opposite.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable sites have been identified across the district in order to meet the required need across the plan period.



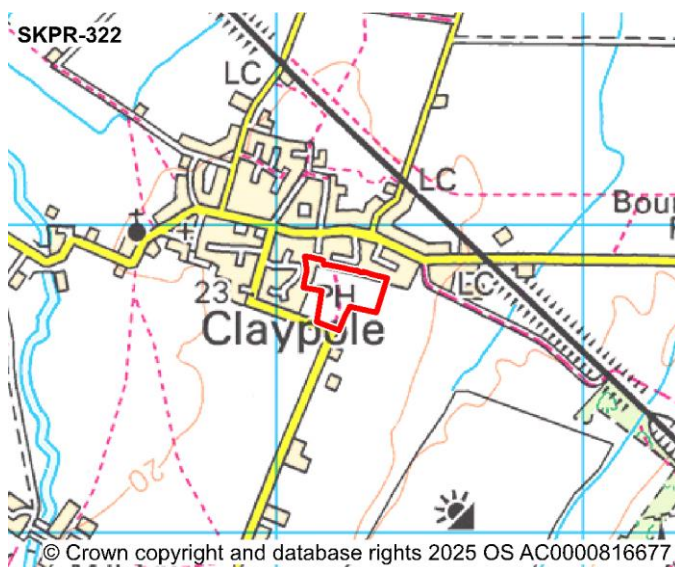
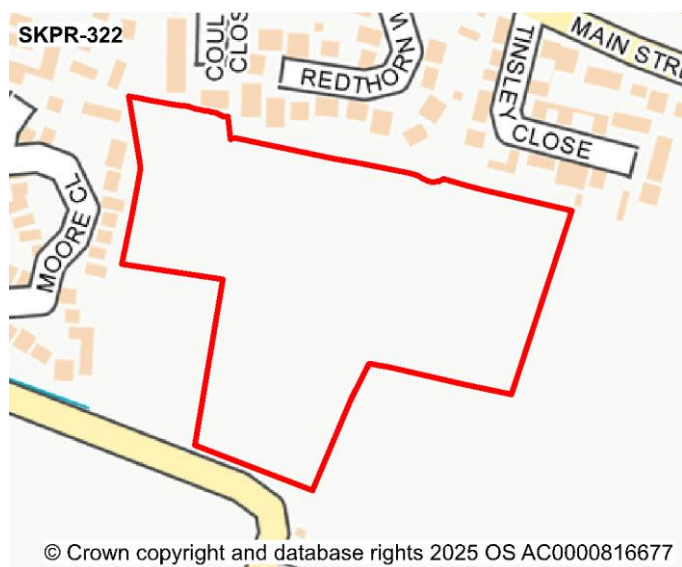
Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Accessed from existing committed development (existing Lindum's S38). Check adjacent planning apps regarding frontage footpaths, passing places and PROW. SW flood issue.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings



Major Constraints

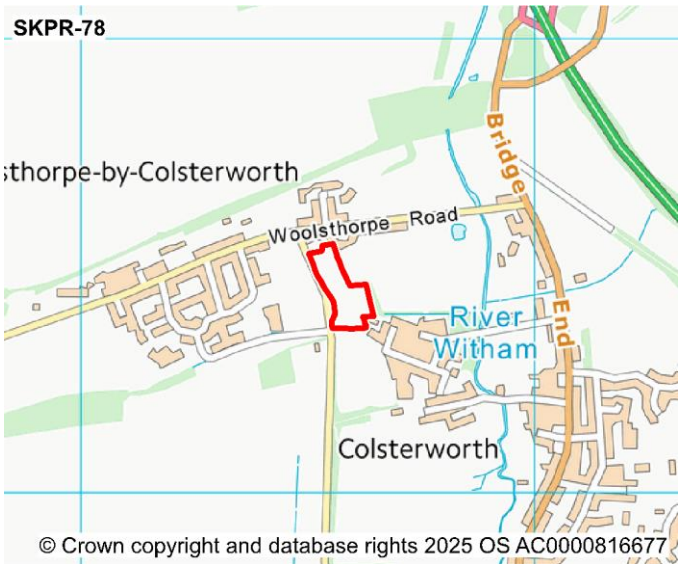
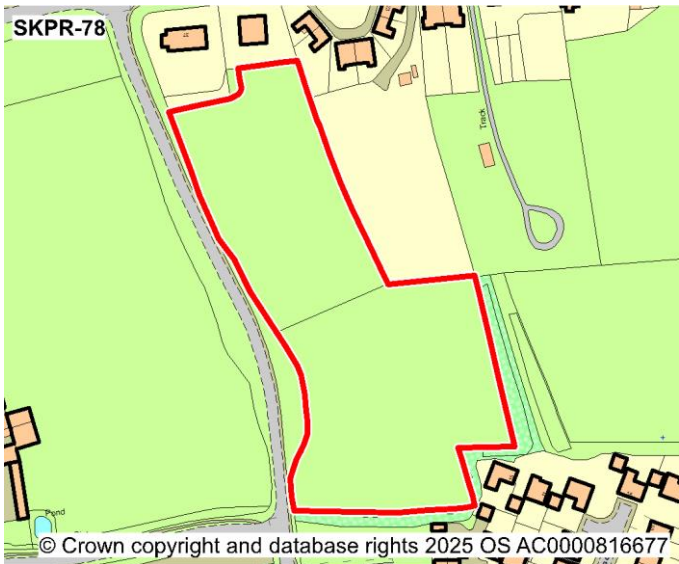
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A and B bedrock aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN. It is unlikely it will generate significant impact the SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Road widening along Doddington Lane, extension of speed limit, improvements to the PROW and a crossing point on High Street.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Claypole. Site will provide improvements to the Public Right of Way and crossing point on High Street. Heritage Impact Assessment and pre-commencement archaeological interventions required.



Major Constraints

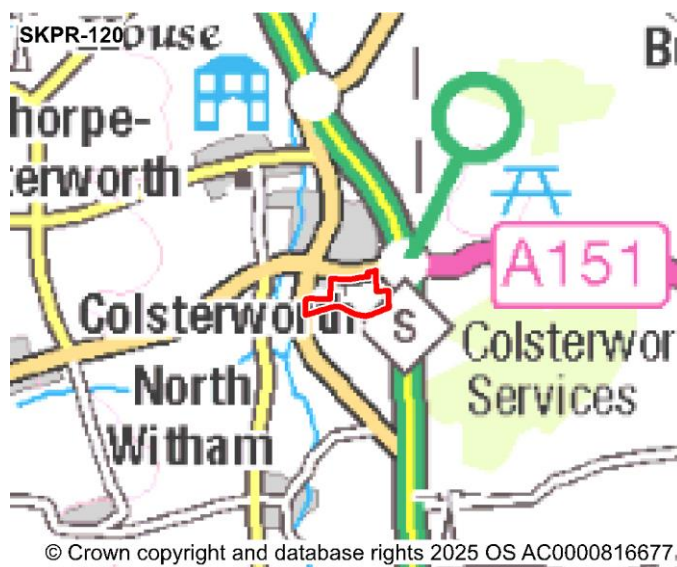
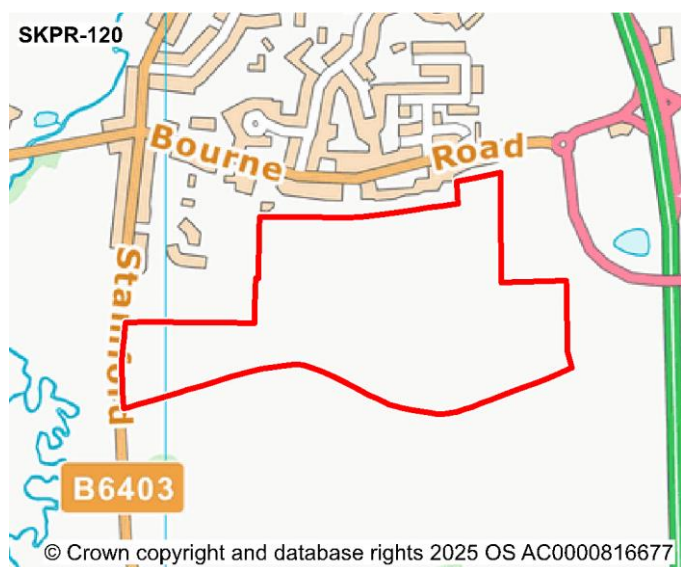
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	30mph, widen frontage footway, wide verges- vis ok.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	STW approx 250m north east (W8)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Woolsthorpe by Colsterworth Conservation Area, which would need to be addressed.



Major Constraints

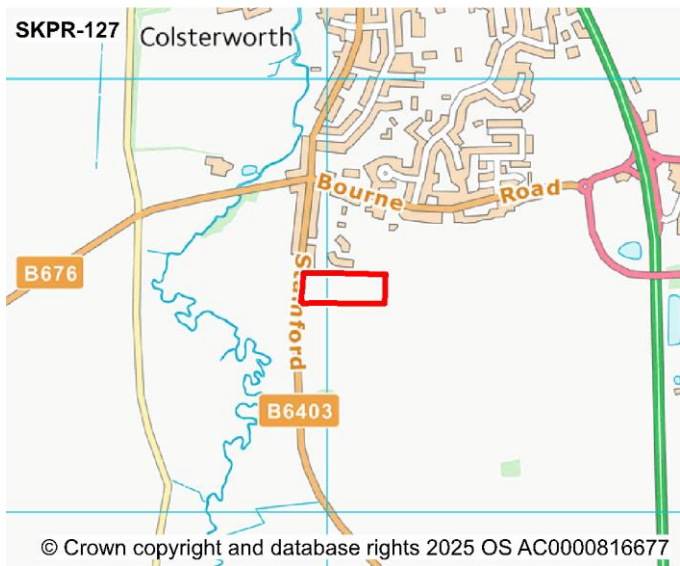
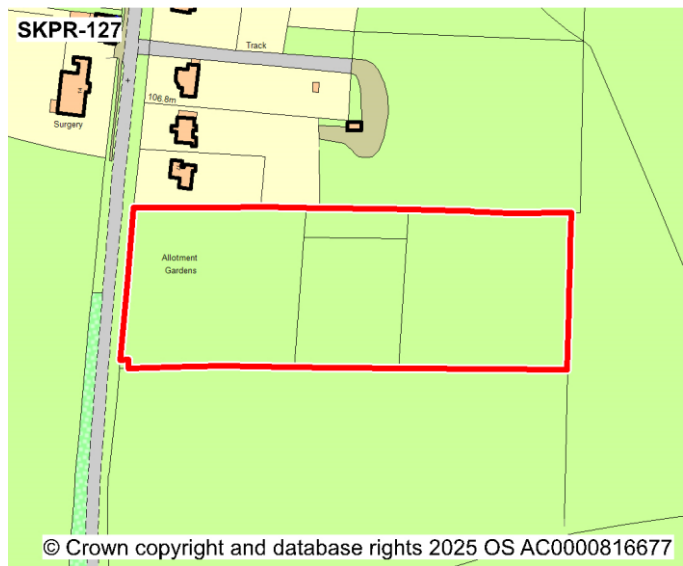
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Close to SRN, affects multiple SRN, >100 trips, cumulative impact with SKPR 120
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	"Bourne Road- 30mph, existing footway- sections need to be widened, wide verges- vis ok, check access width Stamford Road- 60mph, needs connecting footway, existing footway to be widened Stamford Road/Bourne Road junction- poor vis/stop line."
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Colsterworth Grassland
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Colsterworth. Pedestrian links to be provided into the village.



Major Constraints

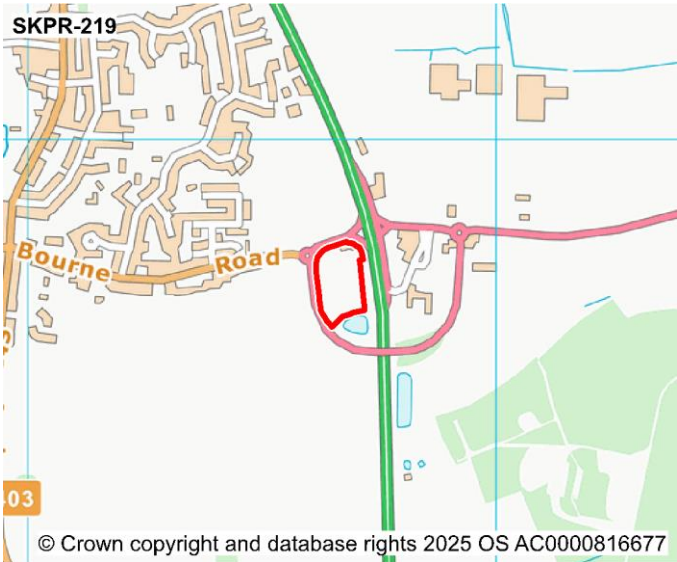
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Stamford Road- 60mph, needs connecting footway, existing footway to be widenedStamford Road/Bourne Road junction- poor vis/stop line
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

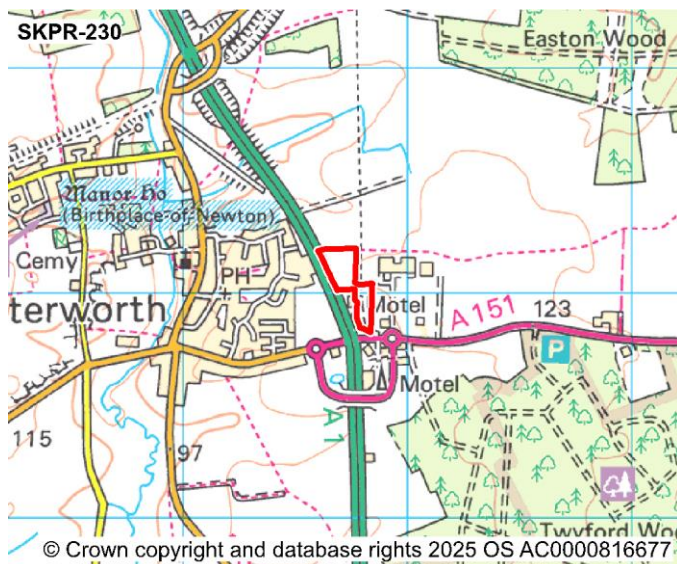
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Visibility north sub-standard. Footway/cycleway required to site frontage with crossing points. Proximity to A1 (consult National Highways)
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

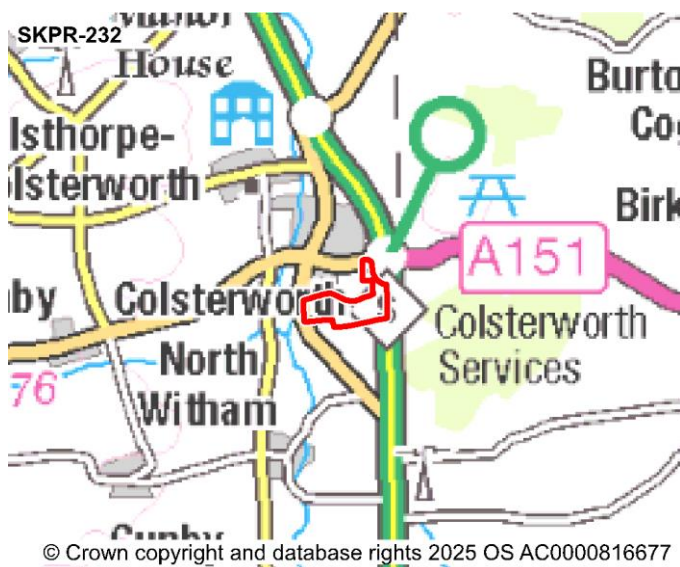
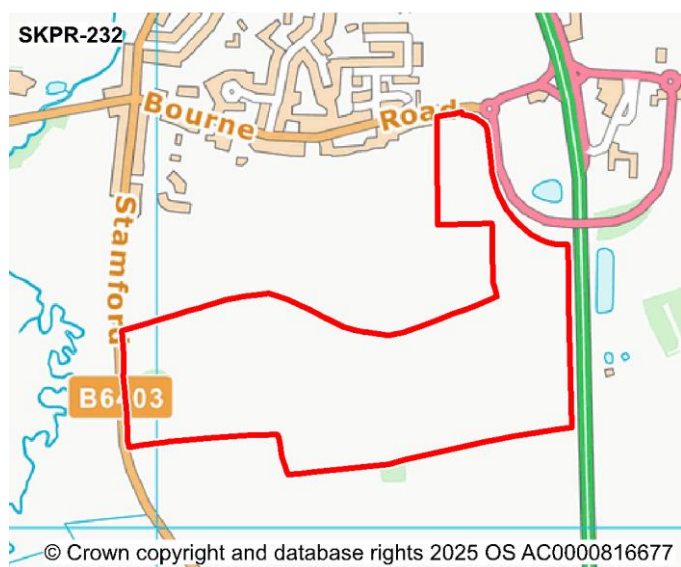
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Close to SRN, affects multiple SRN, 40 trips generated
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	No footways/cycleways adjacent or opposite. Sustainable connections required to Colsterworth. Safety concerns if residential access is to be shared with existing commercial access. Proximity to A1 (consult National Highways).
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Local Road Network and Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

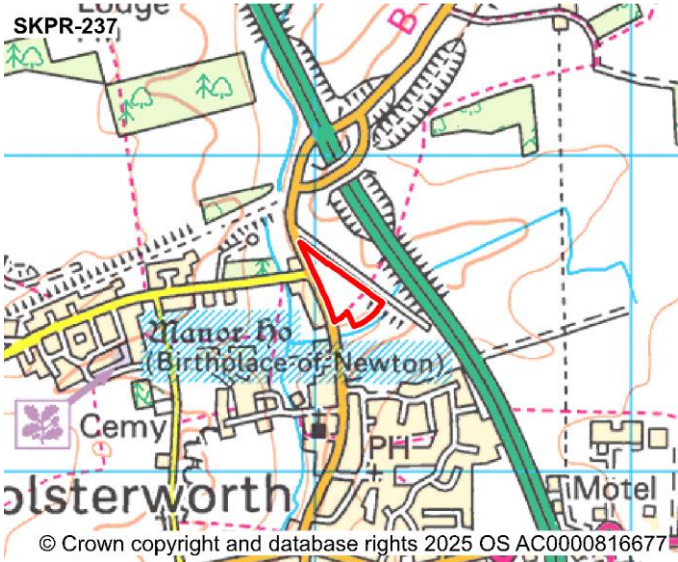
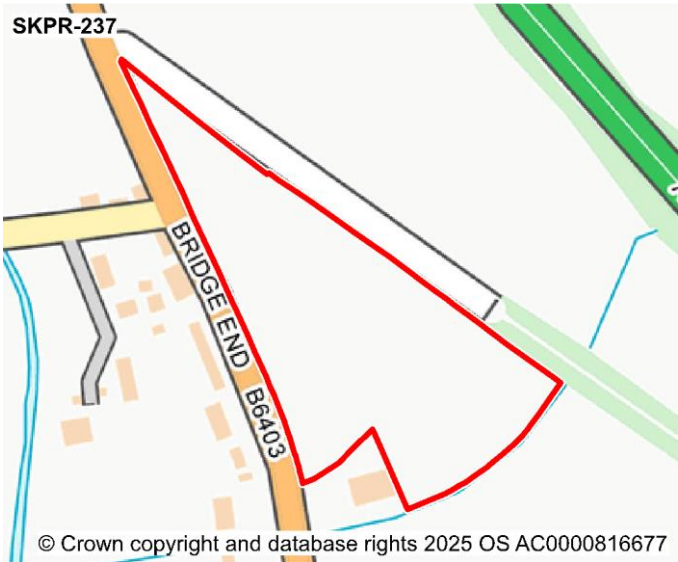
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Close to SRN, affects multiple SRN, >100 trips, cumulative impact with SKPR 232
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Large site likely to have traffic impact on adjoining junctions and road network that could result in junction improvements being necessary. Access to Bourne Road problematic due to proximity of roundabout and other junctions. TA required.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Colsterworth Grassland
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Part of the site is proposed to be allocated with SKPR-309 and SKPR-120 as a comprehensive development. The remainder of the site is not proposed to be allocated at this time.



Major Constraints

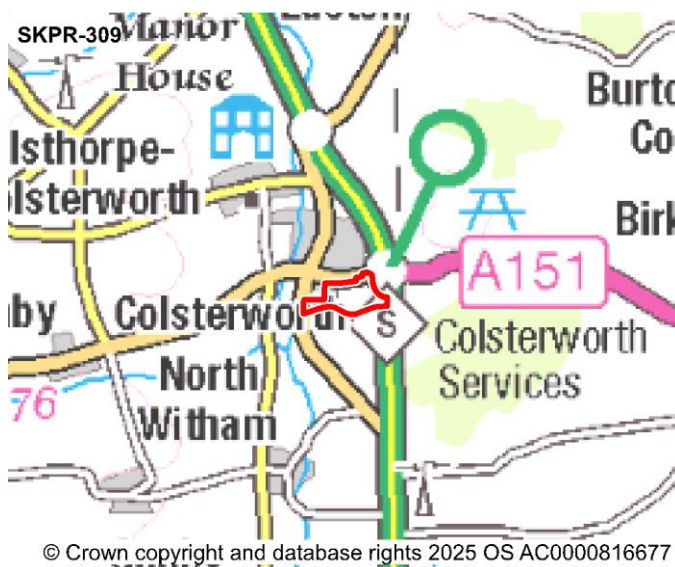
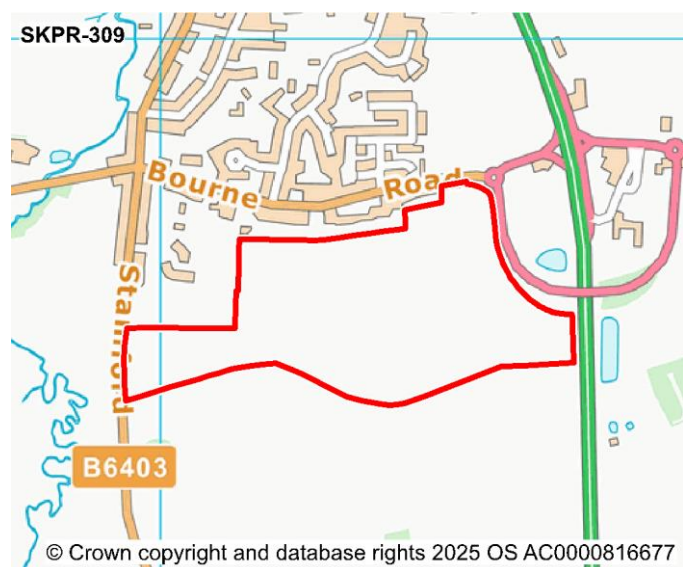
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Very close to the SRN. However trips reaching the SRN is less than 100, affects multiple SRN, moderate impact is anticipated.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Bridge End- Requires footway, bus stop requires improvement. Slip Road- Junction within 60mph, only first 20m exists as carriageway, overgrown boundary affecting access visibility. Proximity to A1 (consult National Highways).
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8, M11
Statutory consultee comment on Minerals and Waste	STW 135m to west (W8) - odour assessment. Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	98.43%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

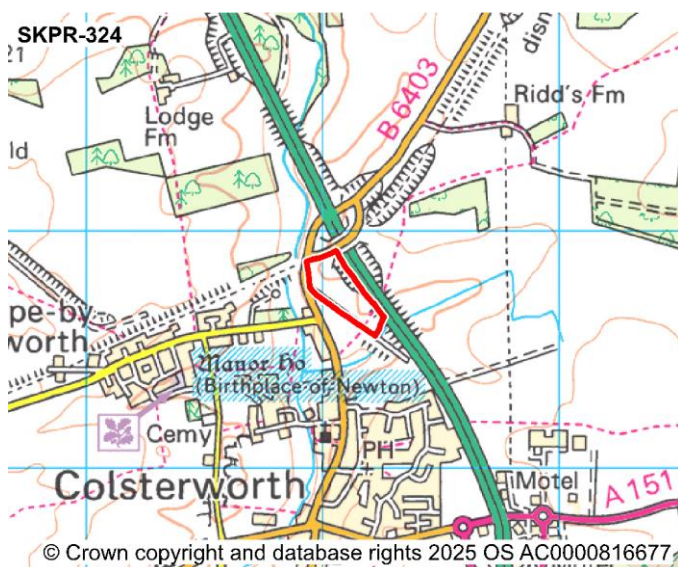
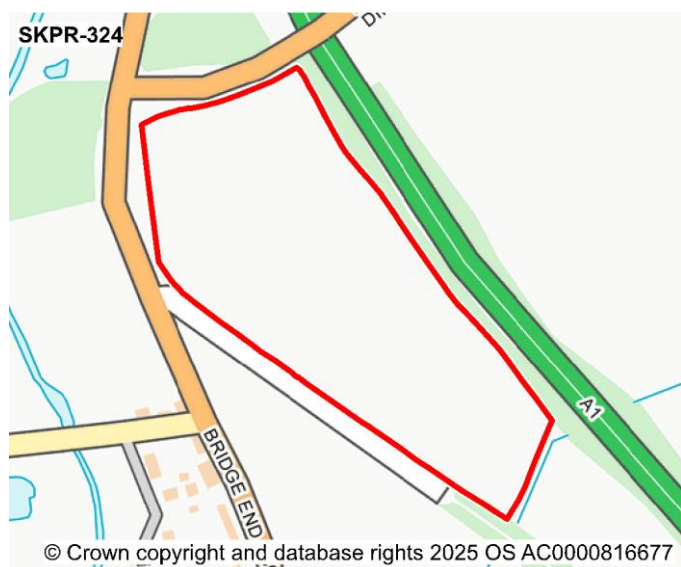
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 3. Principle bedrock aquifer
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is immediately adjacent to the SRN. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Boundary related matters likely to be required.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of development is acceptable. Access via Bourne Road with consideration for proximity to roundabout. Pedestrian and Cycle upgrades required in vicinity of the site
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Colsterworth. Pedestrian links to be provided into the village.



Major Constraints

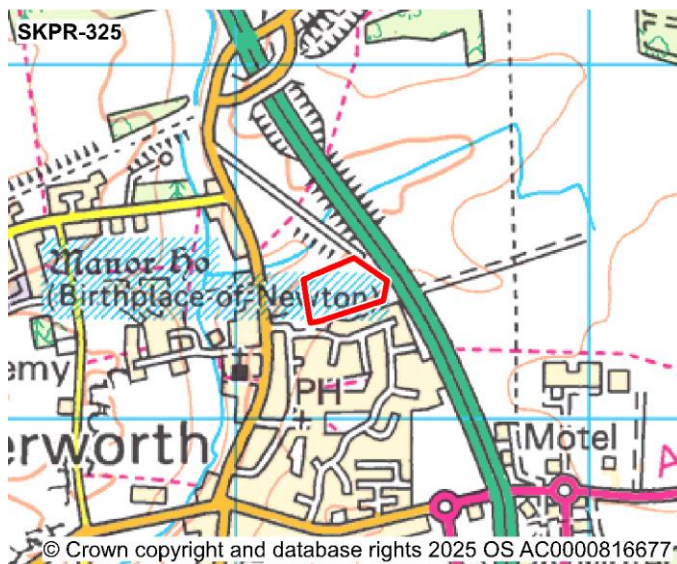
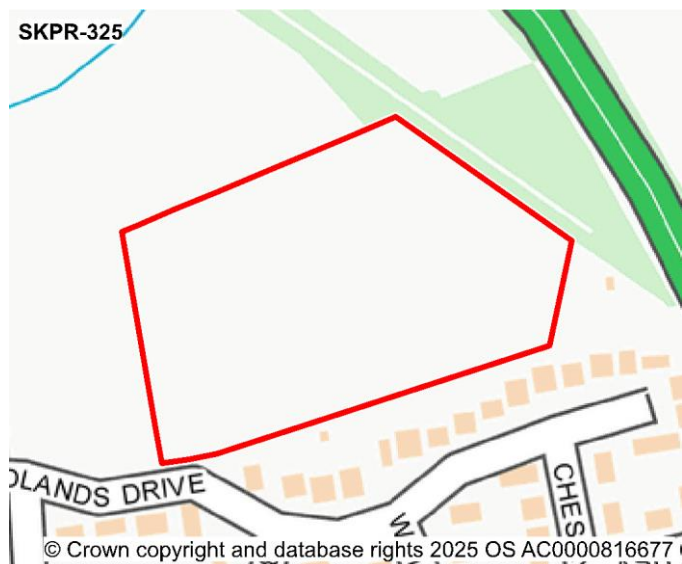
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Site is in SPZ3. Principle bedrock aquifer. Secondary (undifferentiated) Superficial Aquifer
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is immediately adjacent to the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Boundary related matters likely to be required. Cumulative Impact Assessments may be required in conjunction with other policies in the area (SKPR-325). The development is likely to produce significant impacts on the SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Subject to adequate visibility, some level of development is acceptable
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Colsterworth Bank Road Verges LWS
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	95%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

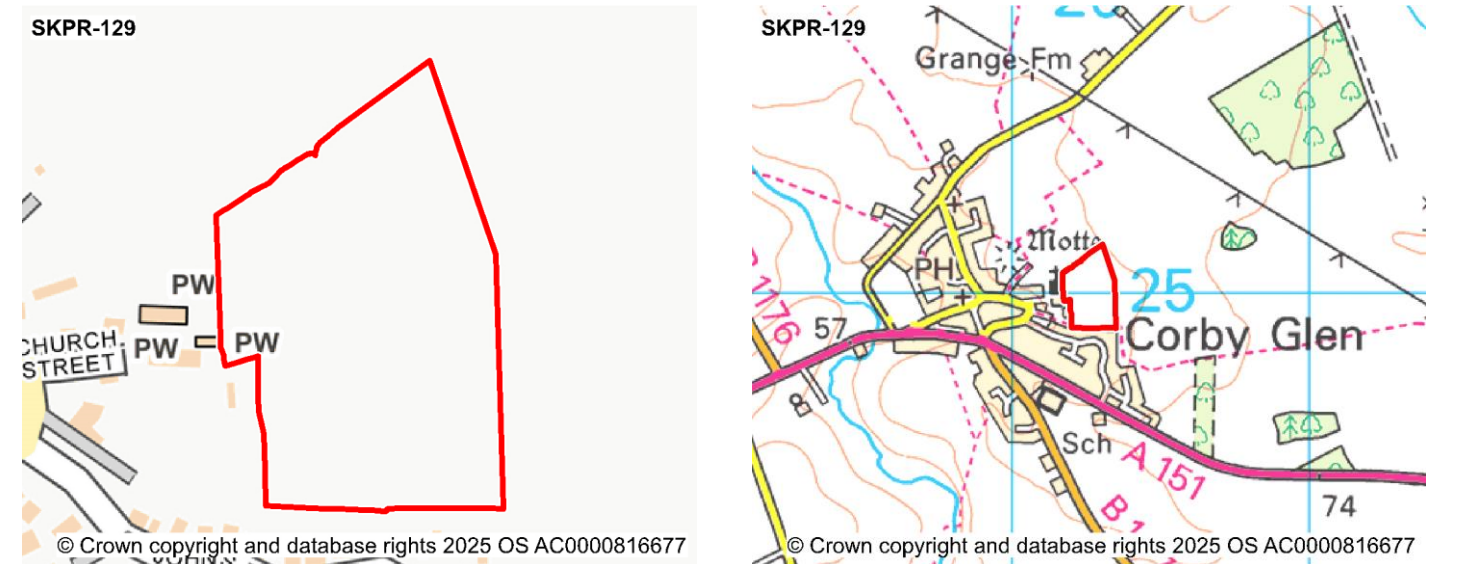
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Principle bedrock aquifer. Site is in SPZ3
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	<p>The site is immediately adjacent to the SRN. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments.</p> <p>Likely to require a Transport Assessment, Travel Plan and CTMP.</p> <p>Boundary related matters likely to be required. Cumulative Impact Assessments may be required in conjunction with other policies in the area (SKPR-324).</p>
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of development is acceptable. Improvements likely in vicinity
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

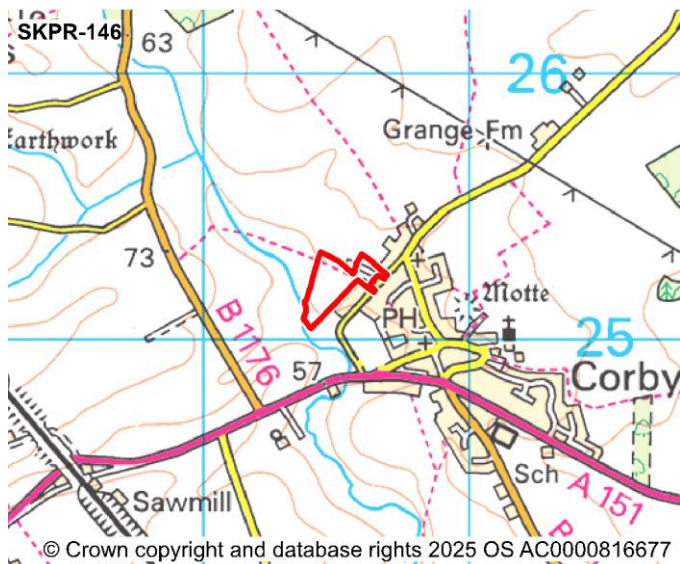
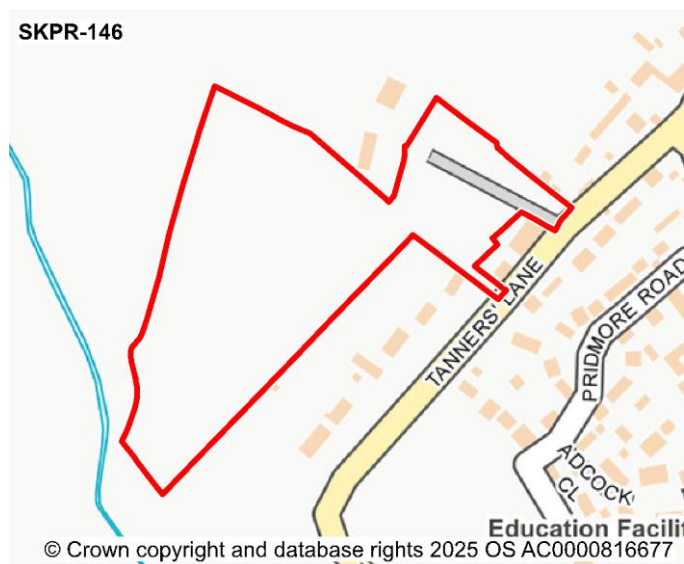
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Developemnt trips meeting at the SRN would be less than 40 trips, and it is located more than 3kms from the SRN. Hence, low impact is considered. However, cumulative impact of rest of the sites close to this would result in a High impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access is from a private track that is unsuitable in terms of width and construction. No direct access to public highway.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

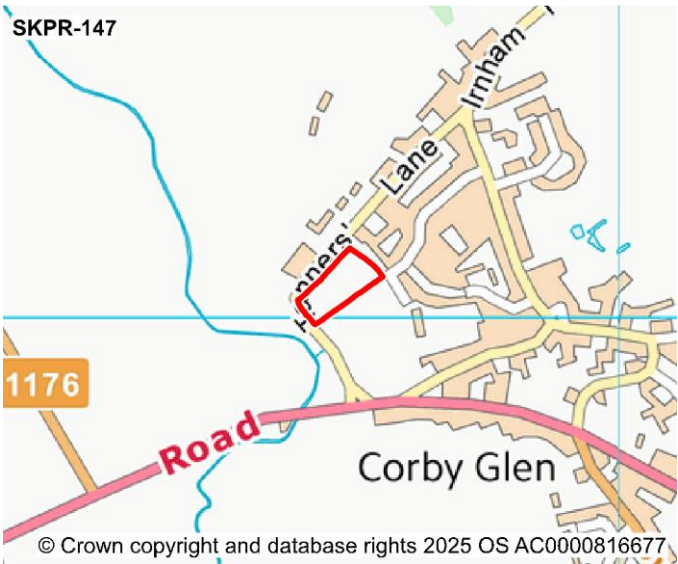
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	5.12%
% of Overlap with Flood Zone 3	4.37%
Statutory consultee comment on Flood Risk (Environment Agency)	N/A
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips meeting at the SRN would be less than 40 trips, and it is located more than 3kms from the SRN. Hence, low impact is considered. However, cumulative impact of rest of the sites close to this would result in a High impact.
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	Tanners Lane is of insufficient width along it's full length to allow two vehicles to pass. No footway provision into centre. Access would need to be taken from most northerly access point. Not suitable for 88 Dwellings.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW 350m to the south (W8)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Local Road Network and Local Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site has also been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

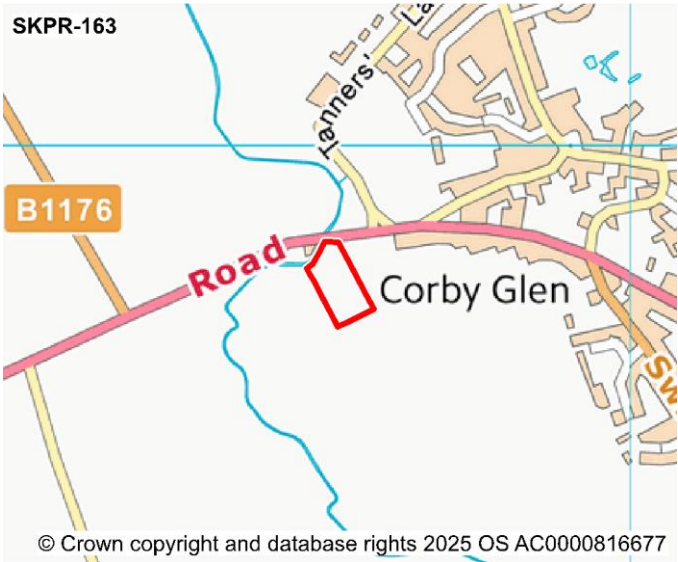
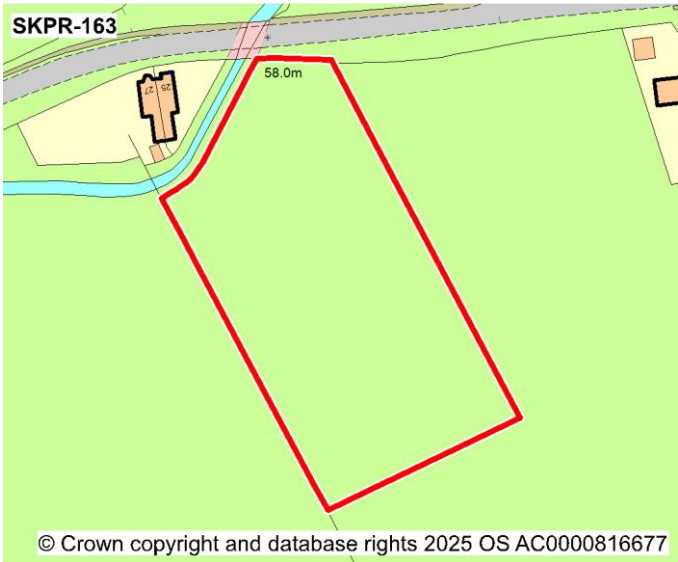
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	51.84%
% of Overlap with Flood Zone 3	37.9%
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Visibility is currently severely obstructed by hedges and trees. Would need to demonstrate that adequate visibility could be achieved. No footway on site side. 1m footway on opposite side of Tanners Lane.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW 365m to the south (W8)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Significant flood risk identified on the site, would require substantial mitigation measures for development to come forward. Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

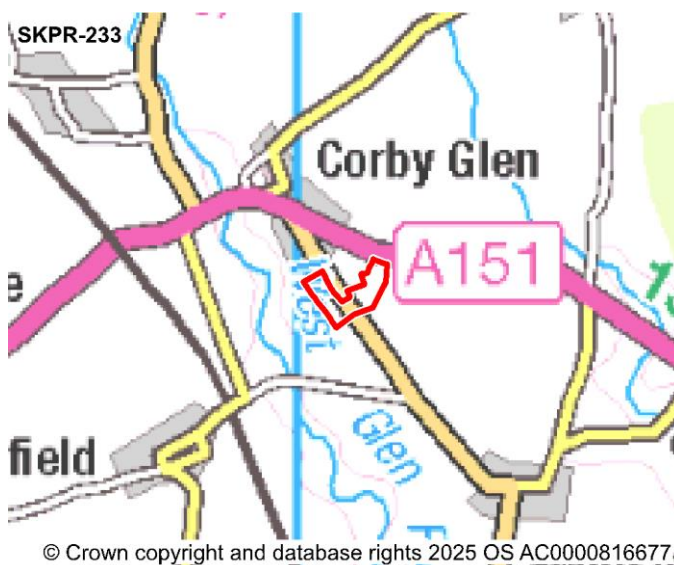
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	18.66%
% of Overlap with Flood Zone 3	16.48%
Statutory consultee comment on Flood Risk (Environment Agency)	Top of site has flood zone 2/3 and main rivers
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	No frontage footway on site site. 1m footway on opposite side of carriageway. Visibility is obstructed. Site is just outside of the 60mph limit, with existing dwelling to west obscuring visibility.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW 190m west (W8) - odour assessment

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

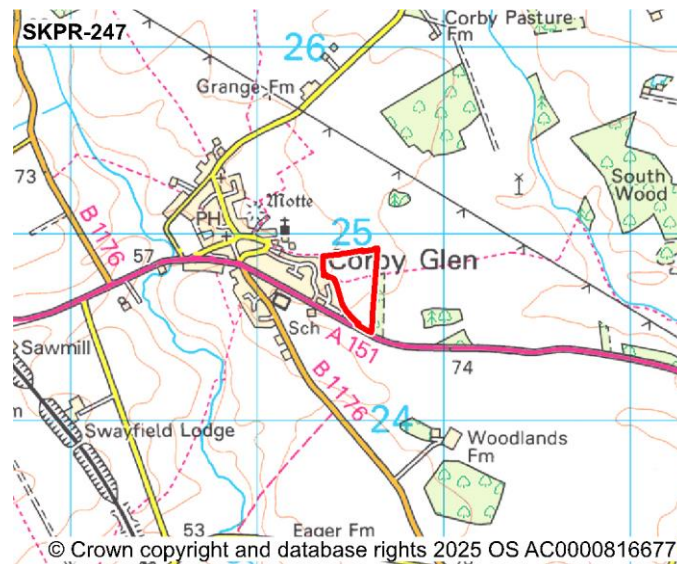
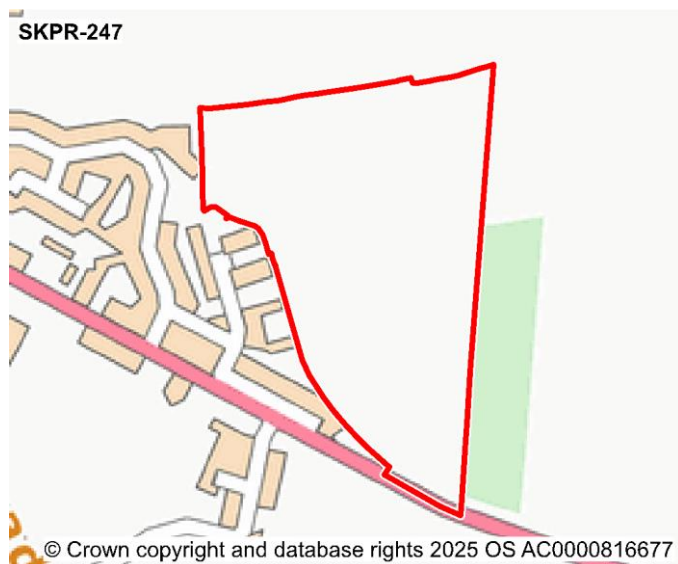
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Development trips meeting at the SRN would be less than 100 trips, and it is located more than 3kms from the SRN. Hence, impact is considered to be moderate. However, cumulative impact of rest of the sites close to this would result in a High impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Accesses can be achieved, footway provision required along Bourne Road and B1176 to connect to Corby Glen village centre.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Corby Glen. Footway provision along Bourne Road and B1176 to connect to village centre will be provided. Potential landscape impacts to be mitigated though high quality design and landscaping.



Major Contraints

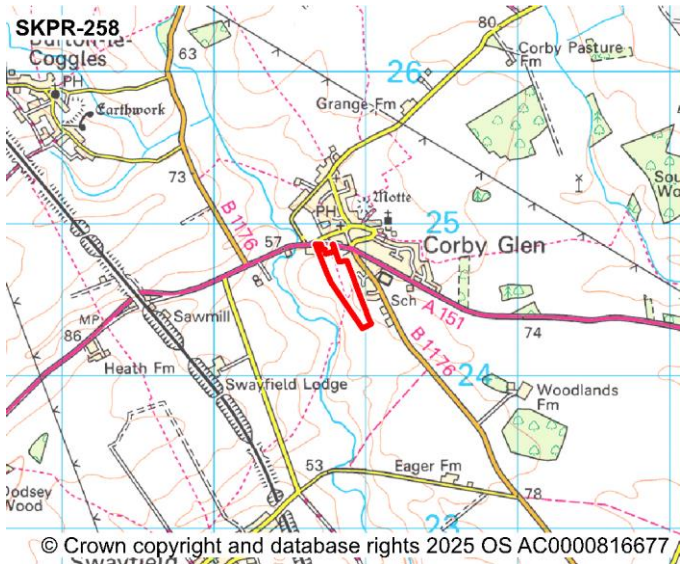
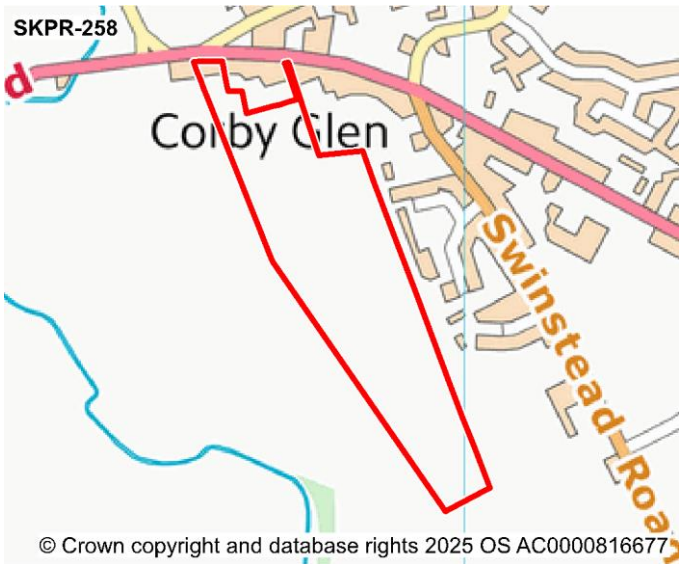
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips meeting at the SRN would be less than 40 trips, and it is located more than 3kms from the SRN. Hence, low impact is considered. However, cumulative impact of rest of the sites close to this would result in a High impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	No existing footway links. Frontage footway on Bourne Road would need to be provided which would require culverting of existing ditch. Access would need to be from Bourne Road as there is no direct access to the publicly maintained highway on Walsingham drive. TA and TP required.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Corby Glen. Pedestrian links to be provided on Bourne Road and into the centre of the village with public right of way and existing hedgerow features to be retained. High quality design to mitigate any landscape impacts. Site has few constraints and appropriate mitigation measures can be put in place.



Major Constraints

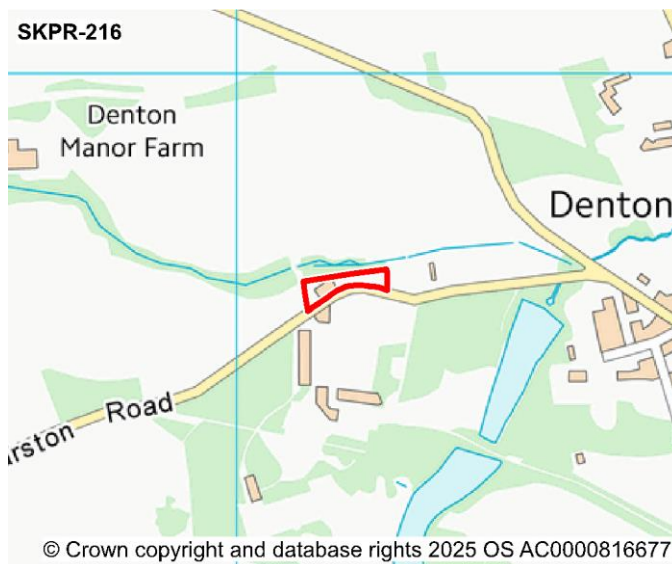
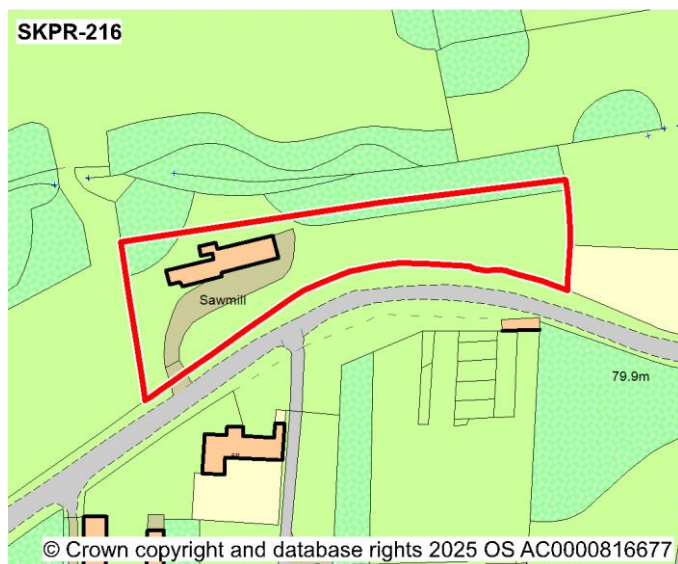
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Immediately
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips meeting at the SRN would be less than 40 trips, and it is located more than 3kms from the SRN. Hence, low impact is considered. However, cumulative impact of rest of the sites close to this would result in a High impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Existing frontage footway. TA and TP required.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11), STW 350m to west (W8)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

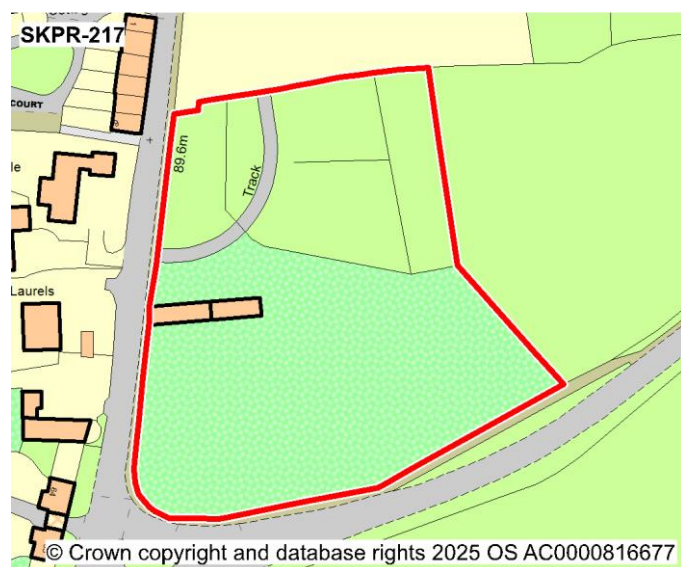
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway connection to link to existing network along Harston Road.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

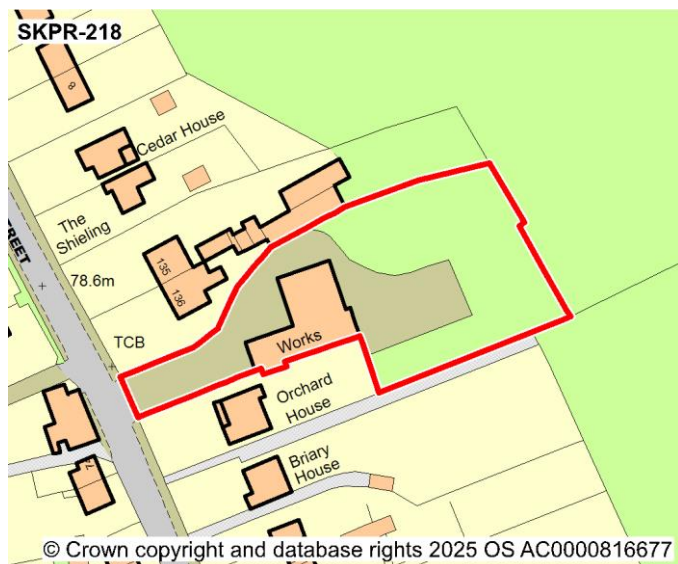
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to site is to be via Main Street. Improvements to the adjacent bus stops and upgrade of footways in vicinity of the site. Direct footway connections to be made on to the A607 footway and bus stop.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

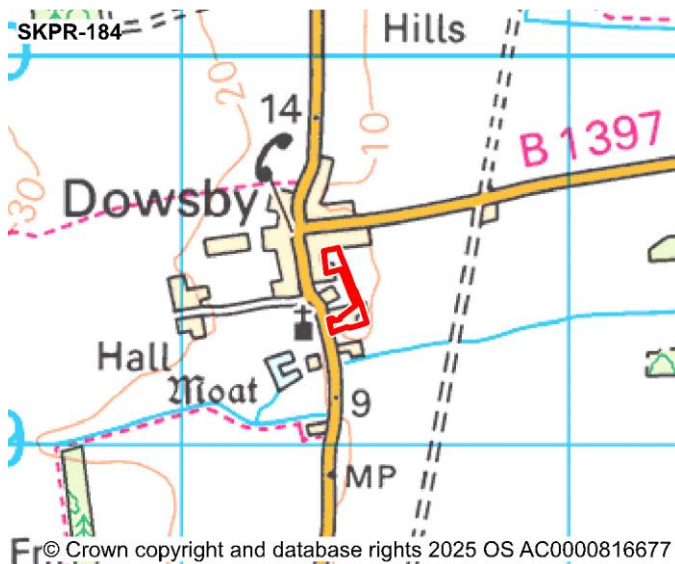
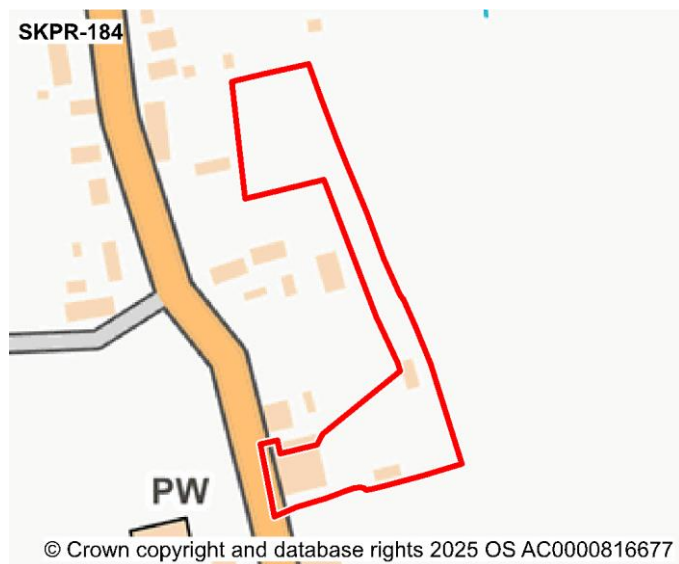
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Acceptable in principle. Connections and improvements to the adjacent PROW network.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	Yes
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

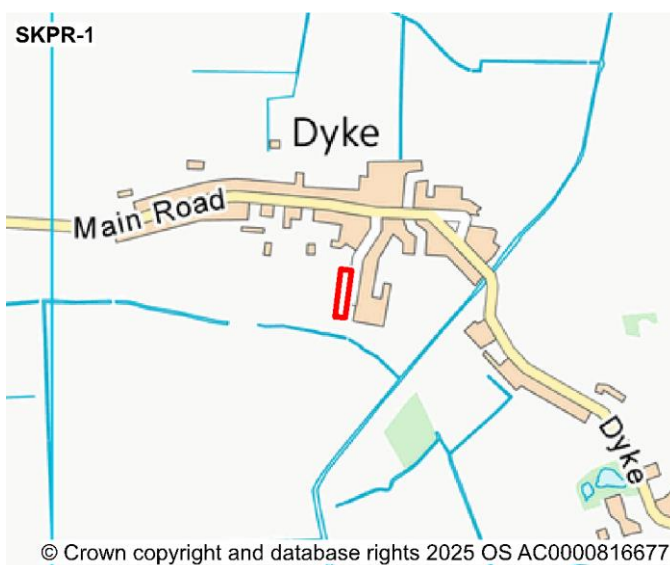
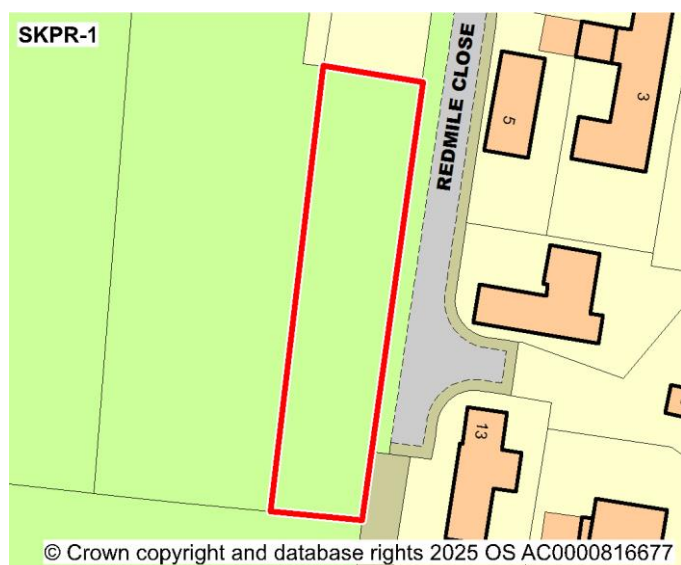
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Due to the layout of the site, a private drive would be the preferred achievable option.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

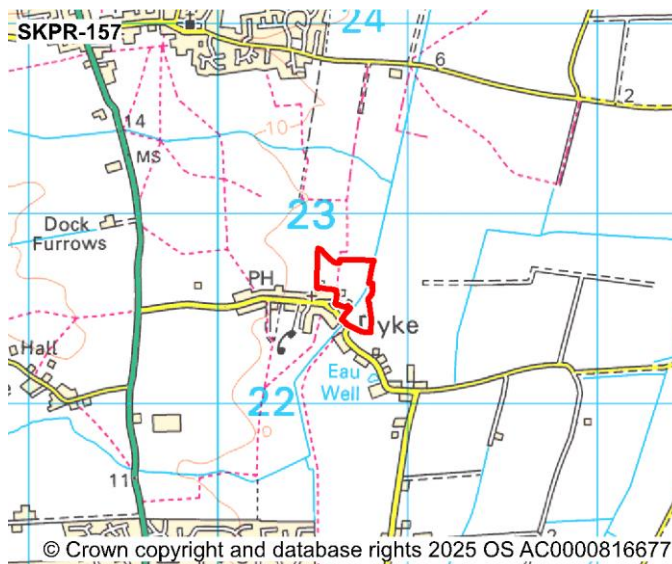
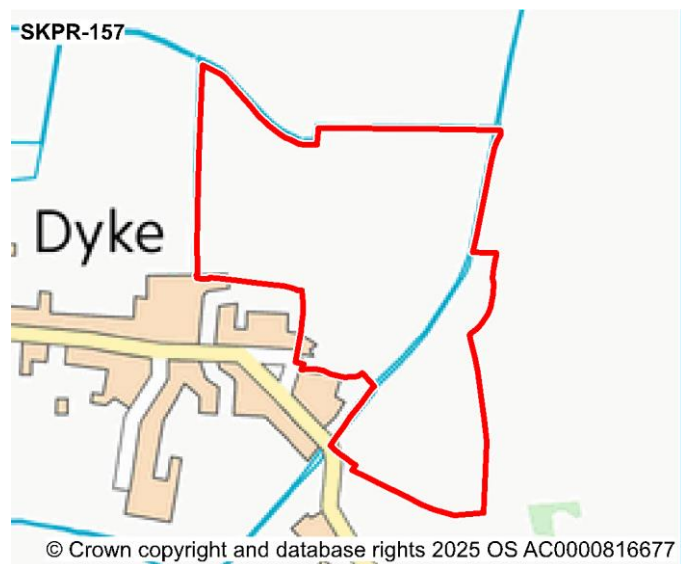
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	N/A
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Development is acceptable.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

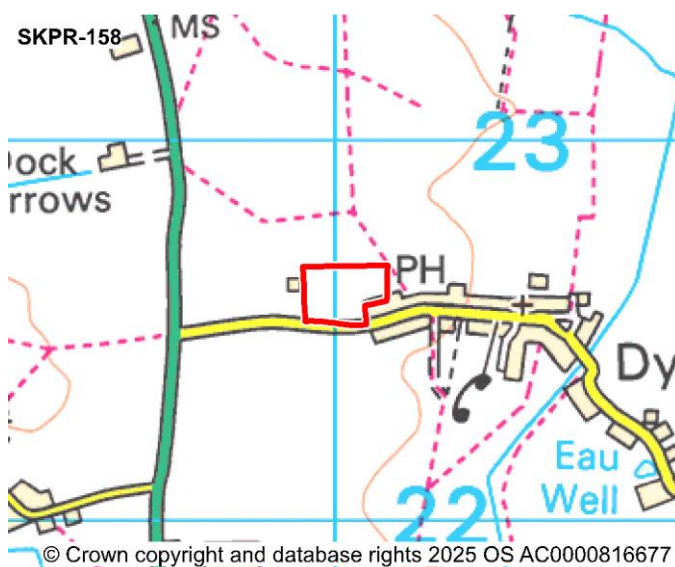
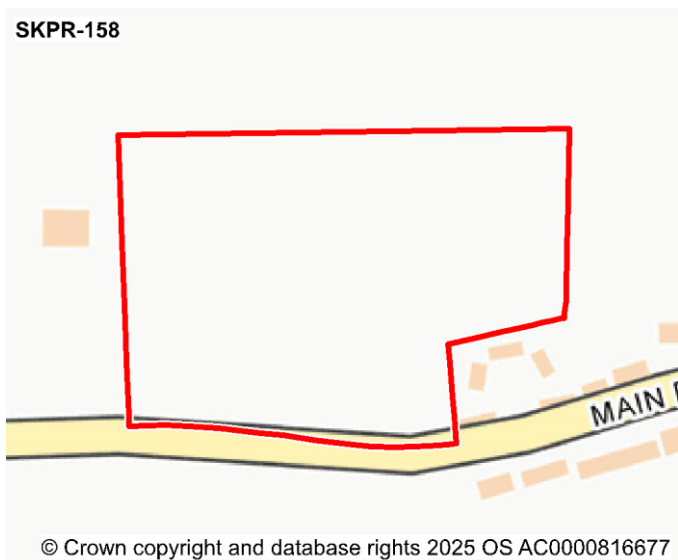
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	34.89%
% of Overlap with Flood Zone 3	33.26%
Statutory consultee comment on Flood Risk (Environment Agency)	N/A
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Number of trips reaching the SRN would be less than 40 trips, >10 kms from SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of some development is acceptable, improvements in the area to the highway and footway networks.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	Yes
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	30.09%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	69.91%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

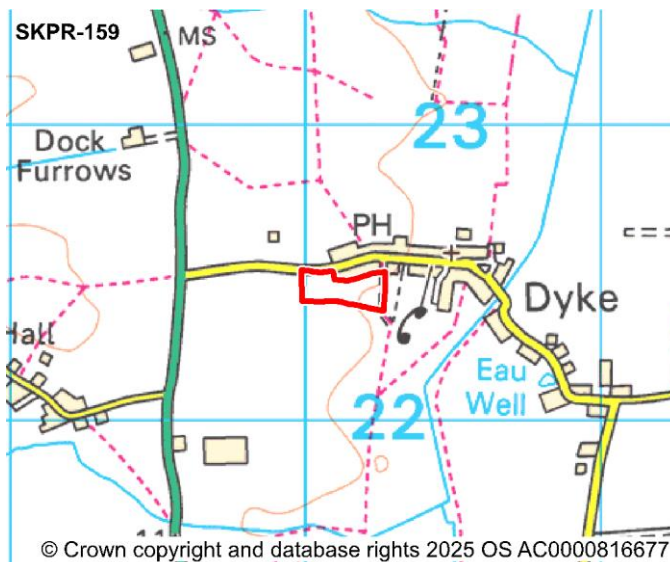
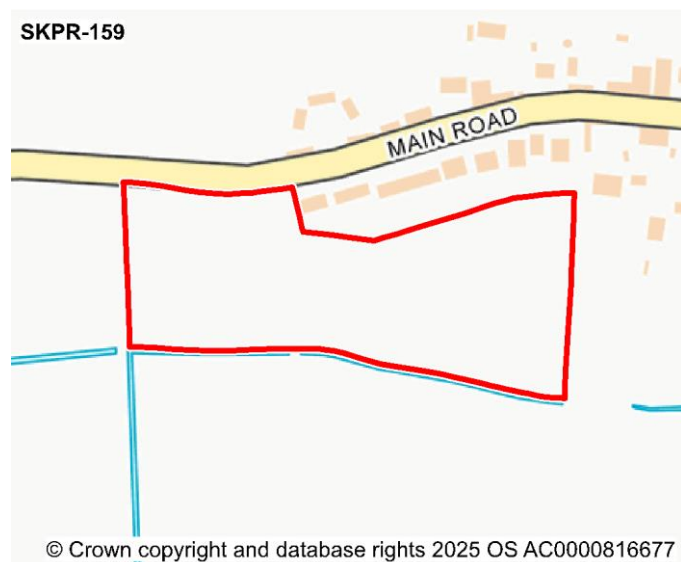
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Number of trips reaching the SRN would be less than 40 trips, >10 kms from SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to be determined dependent on visibility. Ditch to be culverted. 30mph limit to be extended, possible carriageway widening required
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

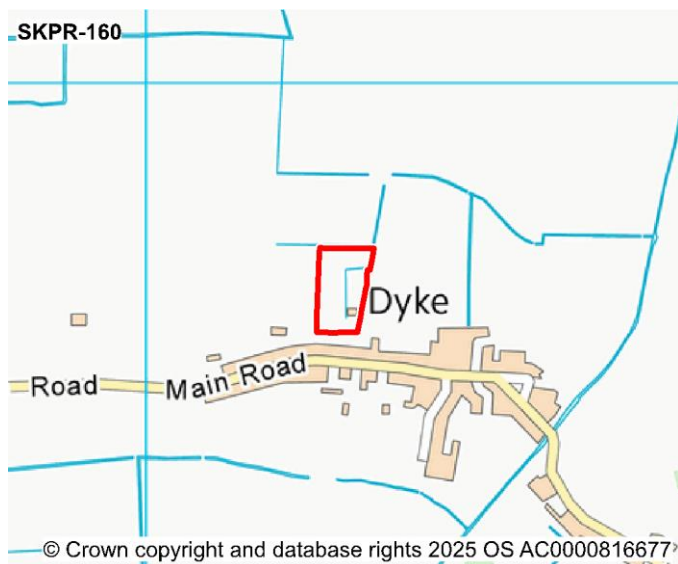
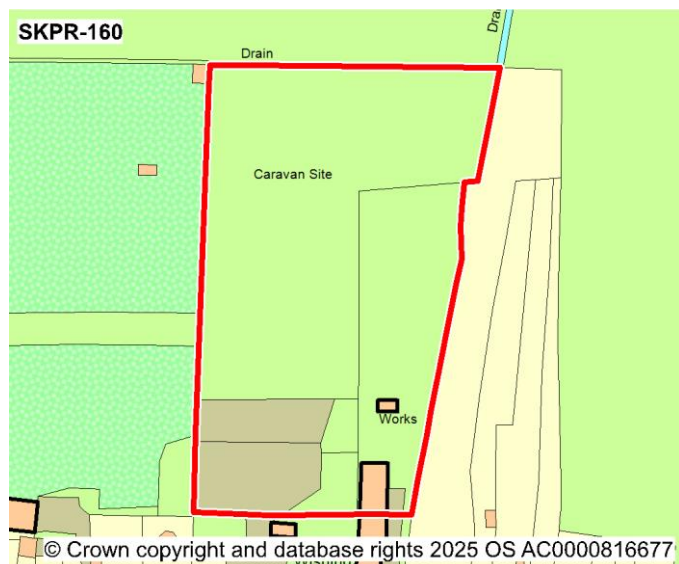
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	0.69%
% of Overlap with Flood Zone 3	0.69%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Number of trips reaching the SRN would be less than 40 trips, >10 kms from SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	30mph limit to be extended and possible carriageway widening required. Surface water flood risk
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

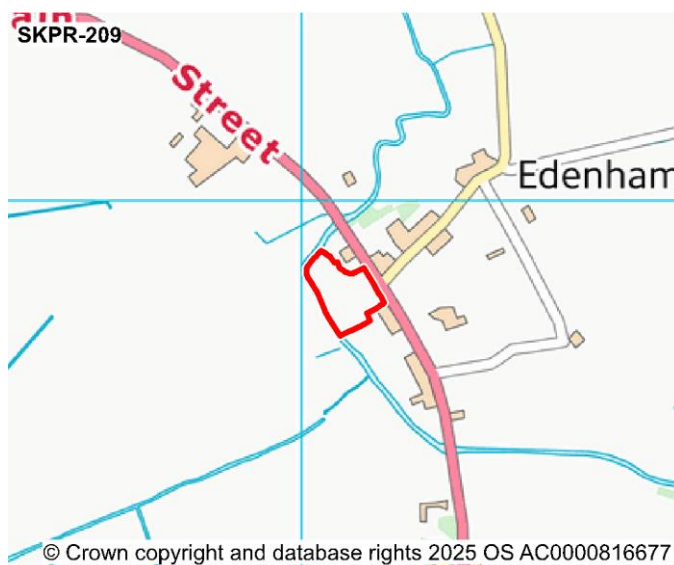
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	7.23%
% of Overlap with Flood Zone 3	4.6%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle acceptable. Private drive preferred therefore capacity to be reviewed
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

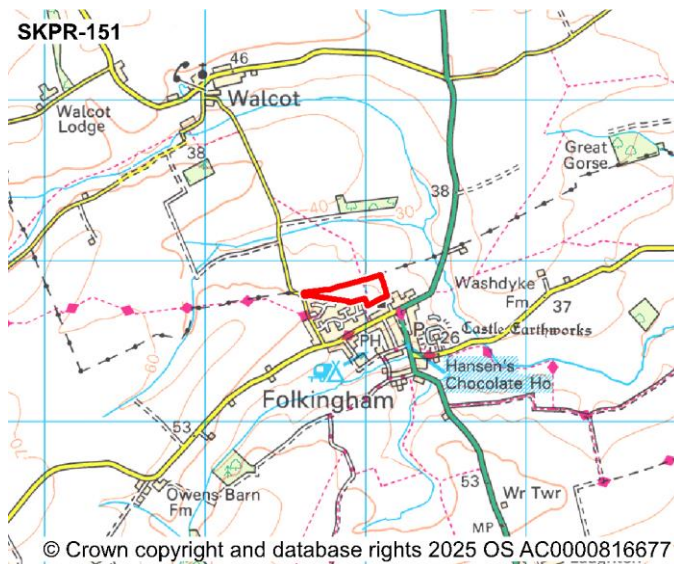
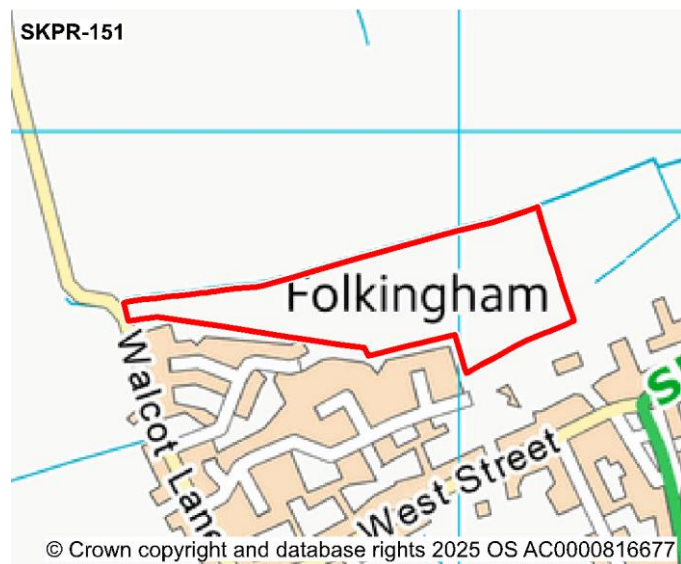
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	35.97%
% of Overlap with Flood Zone 3	24.31%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Location of access to be considered due to the proximity of School Lane junction. Improved bus stops within close proximity to site and footway improvements along Main Street.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

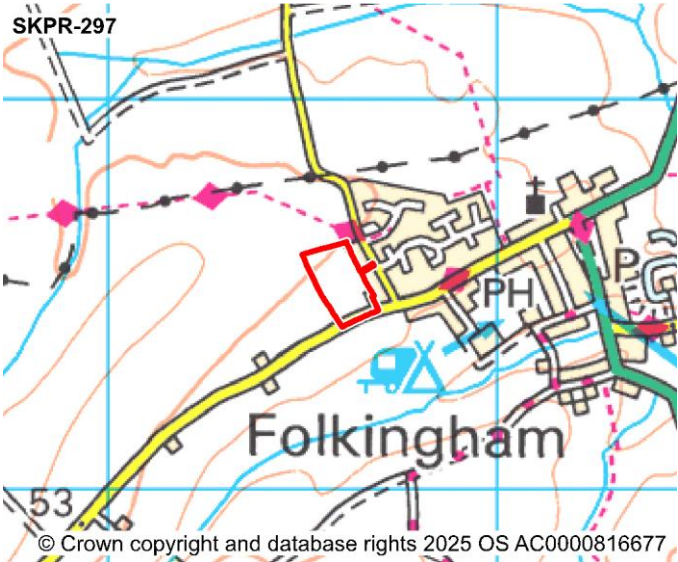
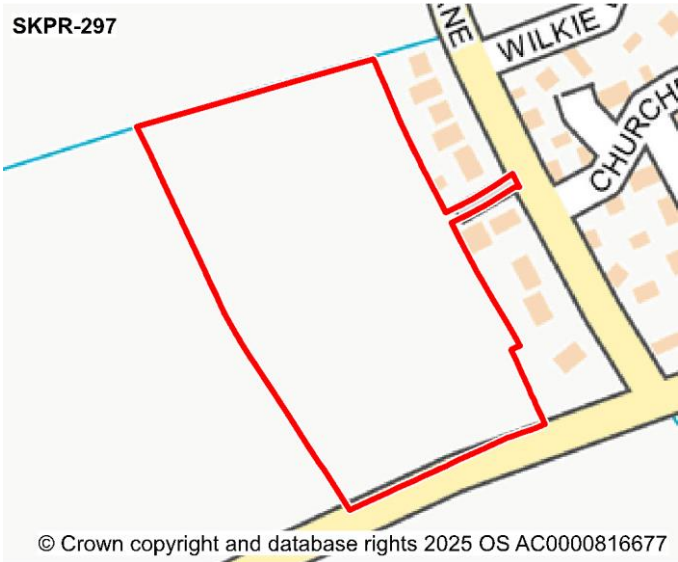
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	23.54%
% of Overlap with Flood Zone 3	19.41%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 KM away from SRN junction. Development traffic likely to be less than 40 two way trips on any given junction on th
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Visibility from the proposed point of access is well below standard with little opportunity to improve. Walcot Lane would require widening from the junction with Wilkie Drive up to and including the proposed site access along with a footway connection.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	3.5km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

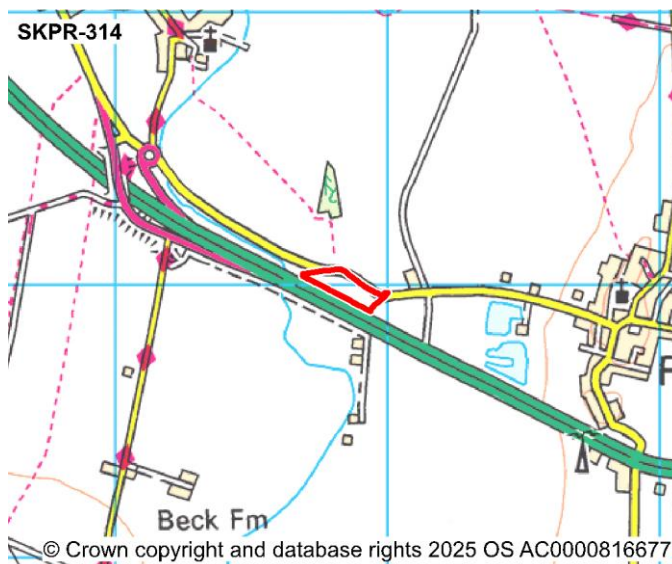
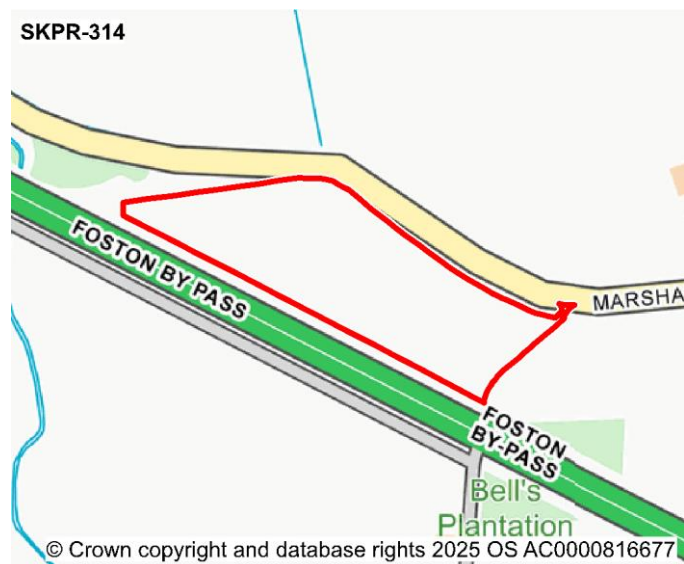
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 3. Superficial Secondary (undifferentiated) aquifer. Secondary A bedrock aquifer.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Falls within the catchment risk zone of Horbling Fen SSSI therefore advise that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN. It is unlikely it will generate significant impact the SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle acceptable. Localised highway improvements. Access for vehicles via West Street with ped connections onto Walcot Lane
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

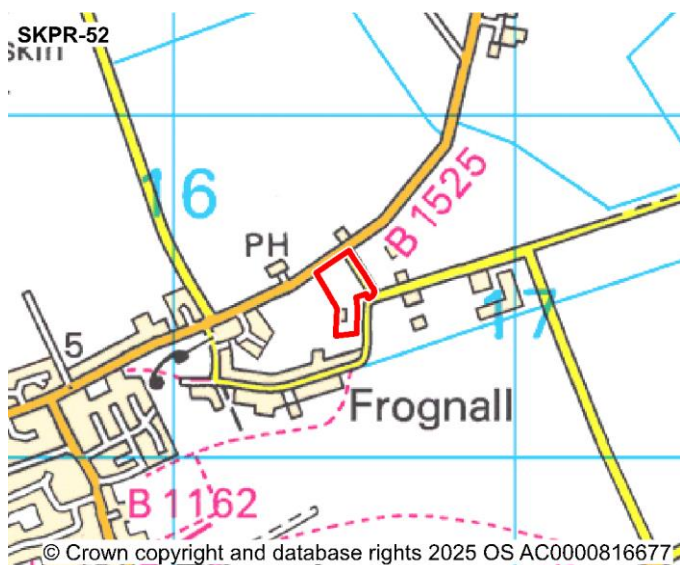
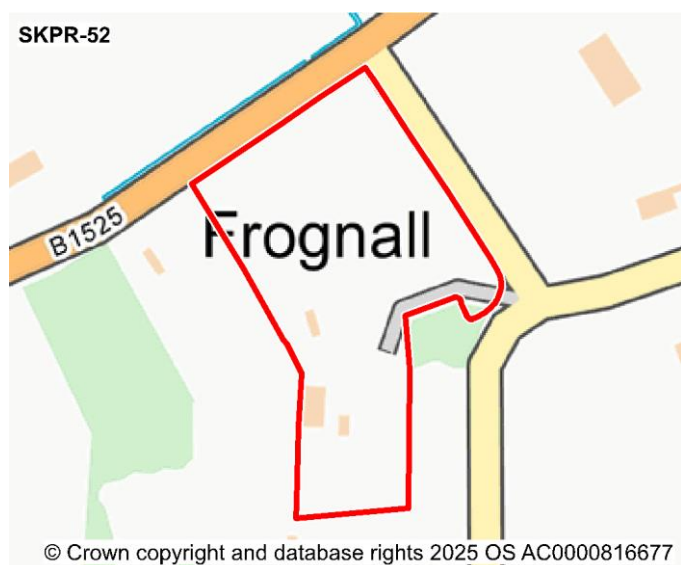
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A and B bedrock aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	This site is unlikely to generate high levels of trips, however it is more likely to involve operational and boundary-related matters. Subject to further traffic and capacity assessments. Likely to require a Transport Statement and CTMP. Boundary related matters likely to be required.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has planning permission (S23/2004), and the principle of development is established, therefore, not required for allocation.



Major Constraints

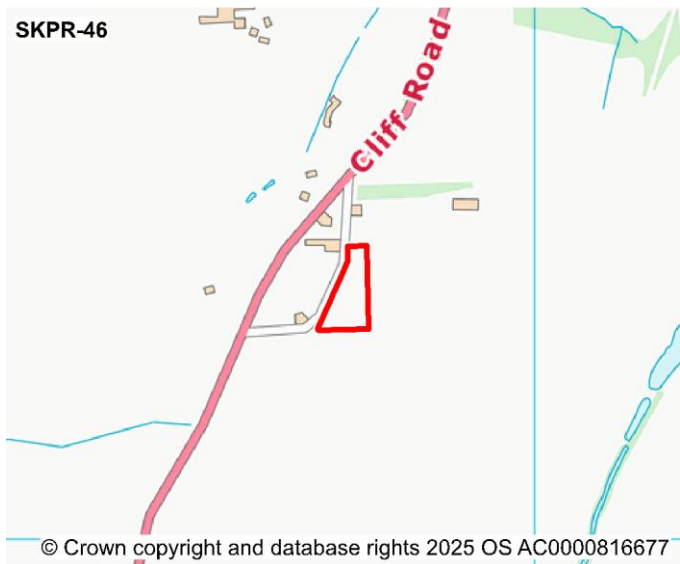
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Natural England
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Environment Agency
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	No footway connections through the village - residents would be wholly reliant upon the car - unsustainable location. Ditch would need to be culverted to gain access. Surface water flood risk.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

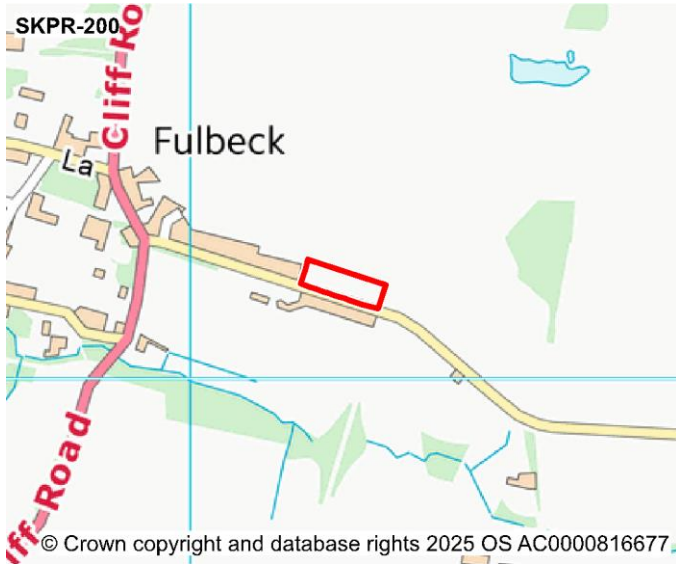
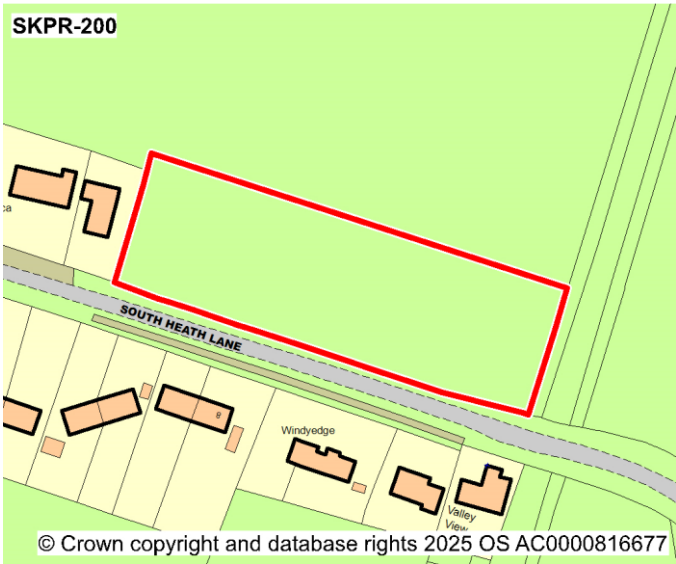
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Site is remote from Village Centre. Considerations for pedestrians and linking to the network on A607. Minor widening/pass places to the carriageway serving the site.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

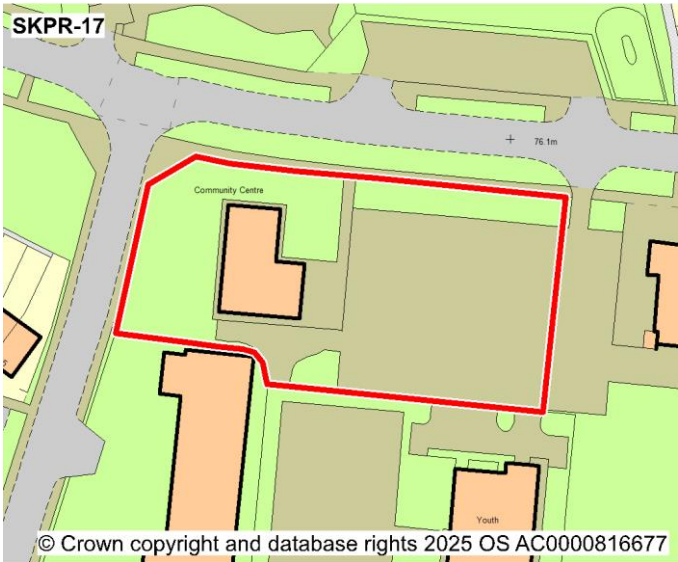
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of development is acceptable. Consider pedestrian connectivity to link to the existing network, either along South Heath Lane, or within site boundary.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

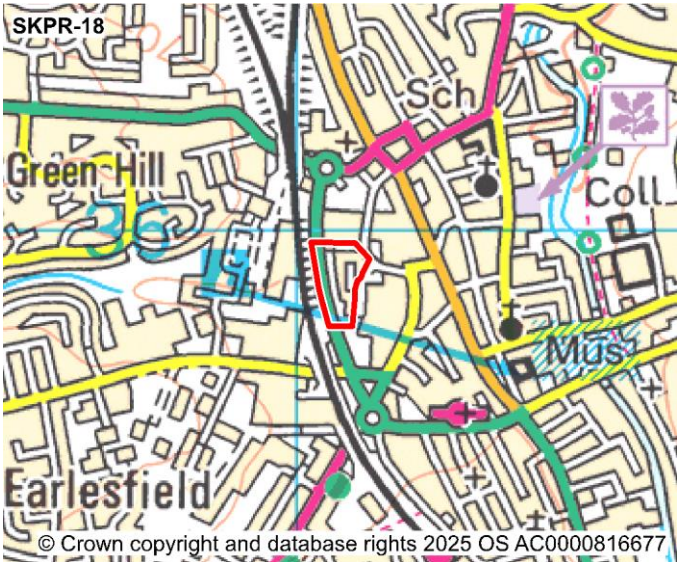
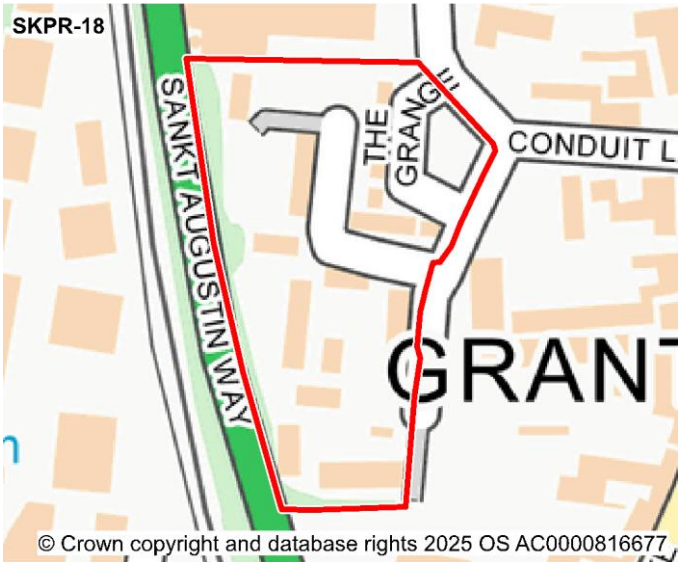
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	30mph, vis maybe restricted due to highway trees. Fw's adjacent and opposite.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	0.22%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site too small to be considered for allocation, a minimum site size of 0.5ha was required to bring the site forward.



Major Constraints

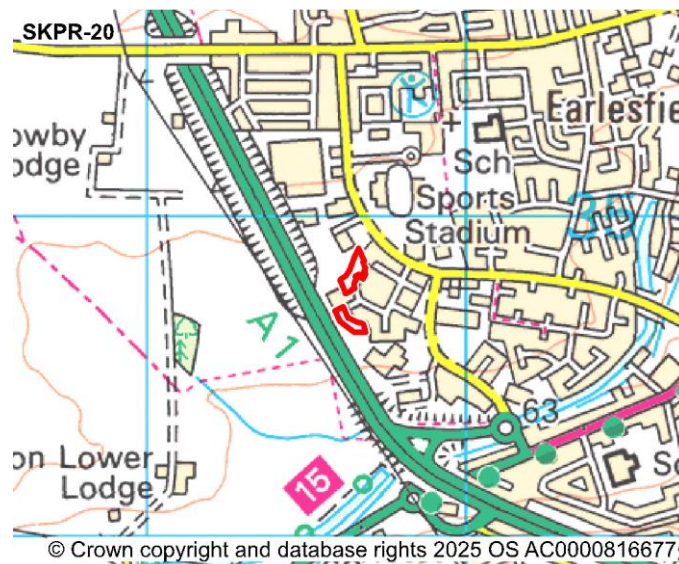
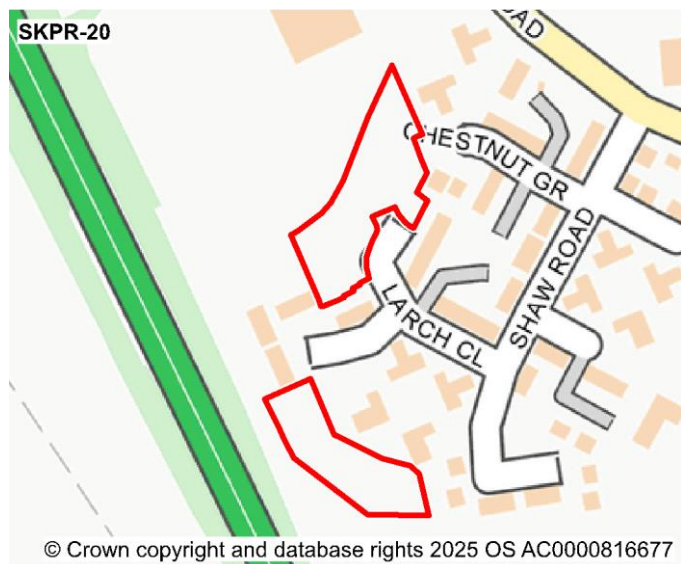
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Like for like replacement (check numbers). Ped access to town centre. Veh access ok.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Grantham Conservation Area, which would need to be addressed.



Major Constraints

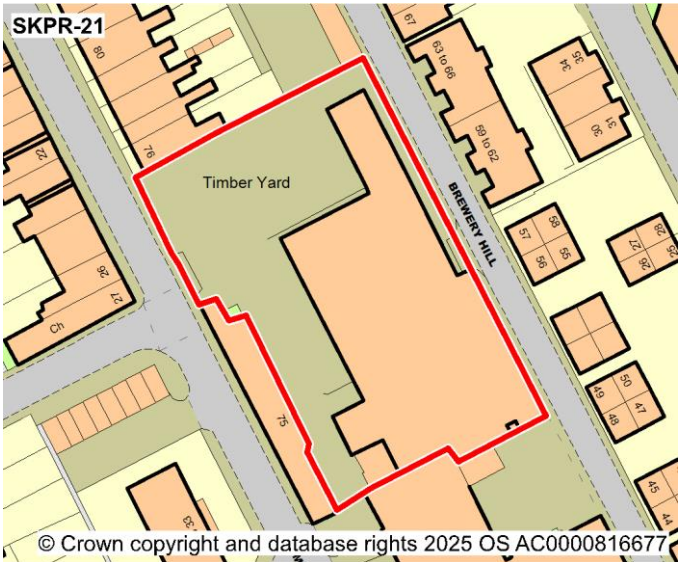
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	30mph. Access roads, FW provision ok.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	Safeguarded Waste Site (W8) adjacent to northern boundary

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Commercial Road one way, with TRO's. Restricted widths due to residential on-street parking. Footways adjacent and opposite. Commercial to residential betterment.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Grantham Conservation Area, which would need to be addressed.



Major Constraints

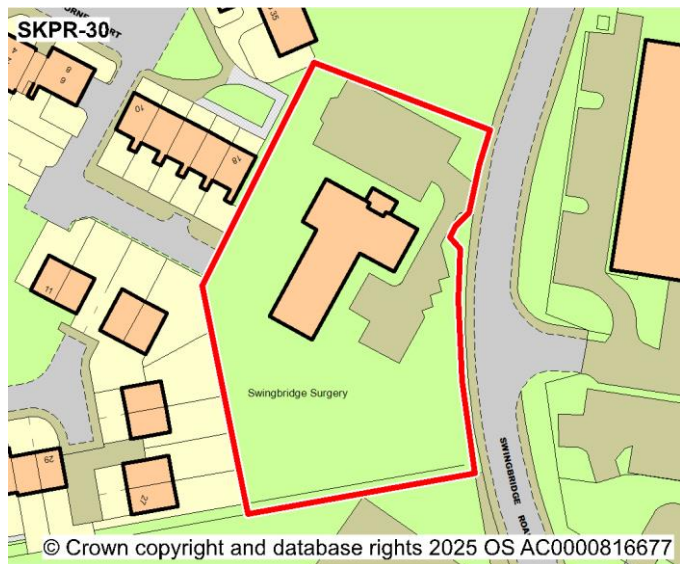
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	30mph. Vis ok. FW's adjacent and opposite. Ex traffic signalled junction (Stonebridge Rd/Sandon Rd).
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with St Annes Conservation Area, which would need to be addressed.



Major Constraints

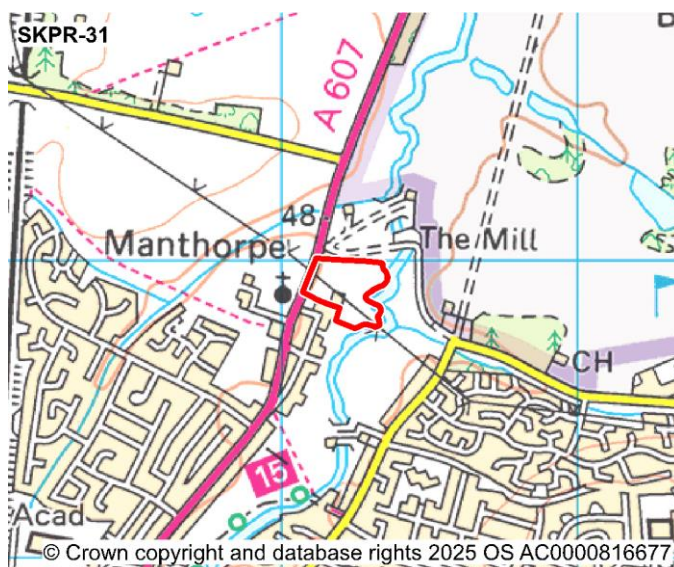
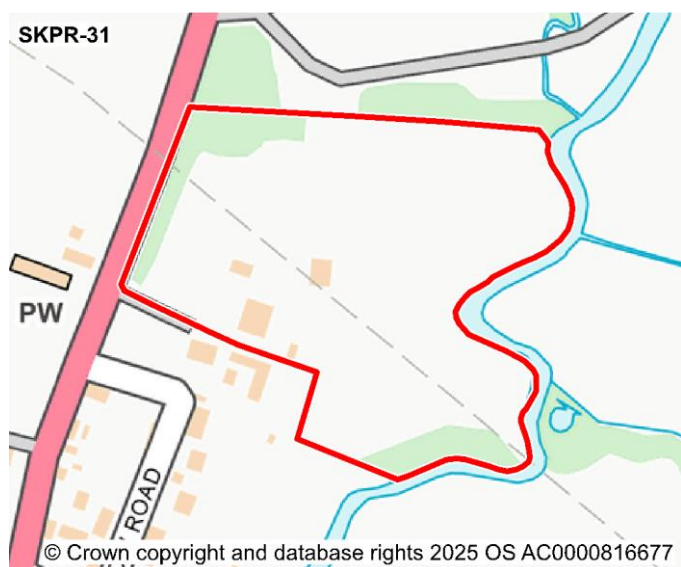
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Environment Agency
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access ok. 30mph. FW's adj and opposite.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site too small to be considered for allocation, a minimum site size of 0.5ha was required to bring the site forward.



Major Constraints

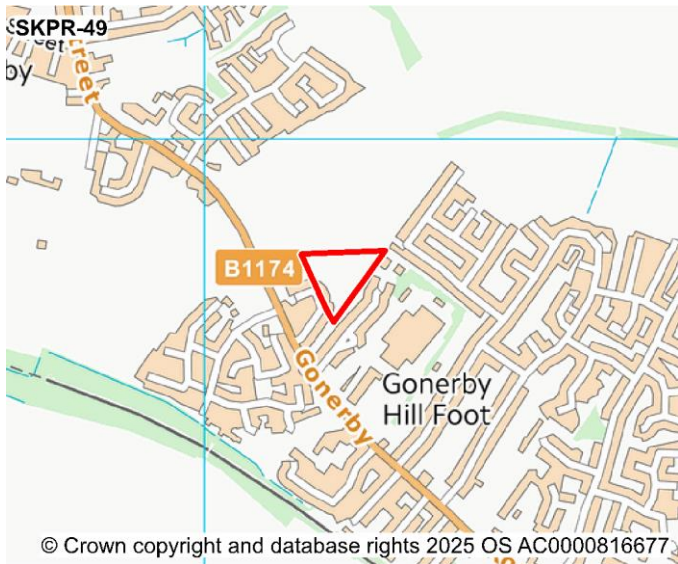
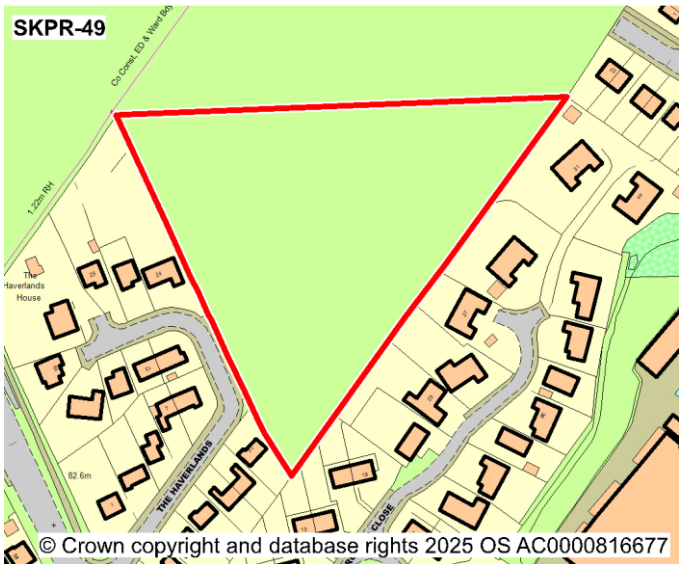
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	69.24
% of Overlap with Flood Zone 3	54.11
Statutory consultee comment on Flood Risk (Environment Agency)	Flood zone 2/3 and potential for development within 20 metres of main river.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips to impact the SRN junctions are less than 40. Also the Site is farther than 3km from the nearest SRN junction.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	30/50mph at site frontage. Vis appears ok. Frontage FW required. SW flood issues. Check adj planning history. Any capacity issues into Grantham?
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Significant flood risk identified on the site, would require substantial mitigation measures for development to come forward. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

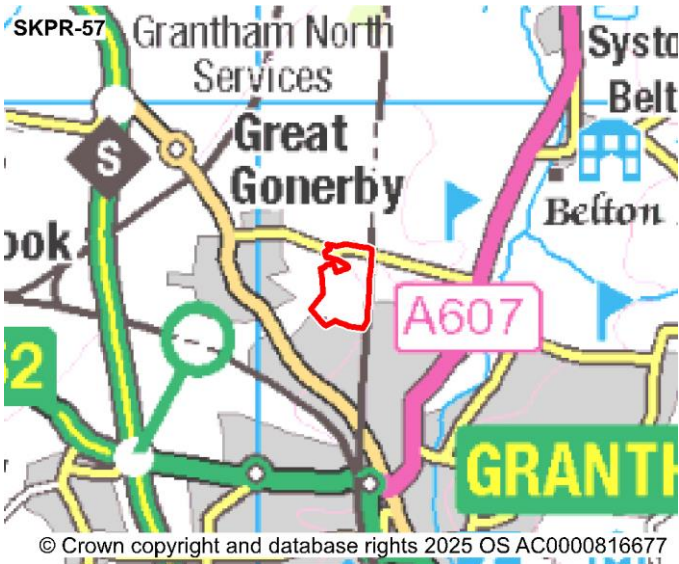
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	All ok. Access with main road ok (substandard RHTL).
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	Safeguarded waste site (W8) 50m to the east

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	0.09%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

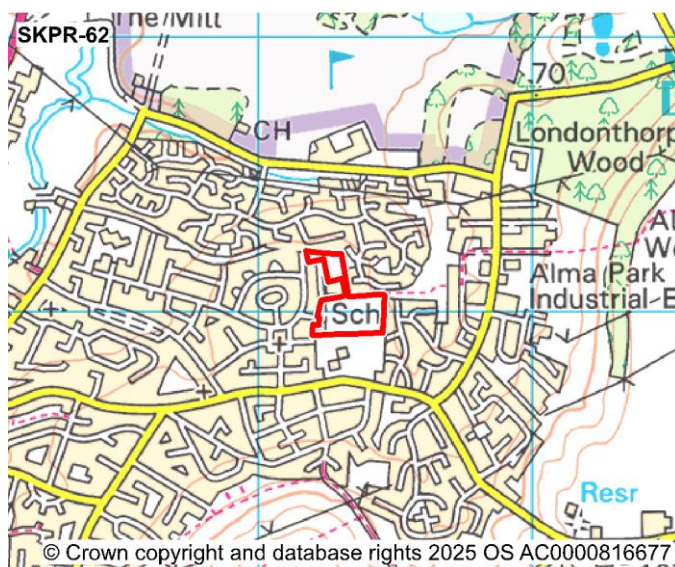
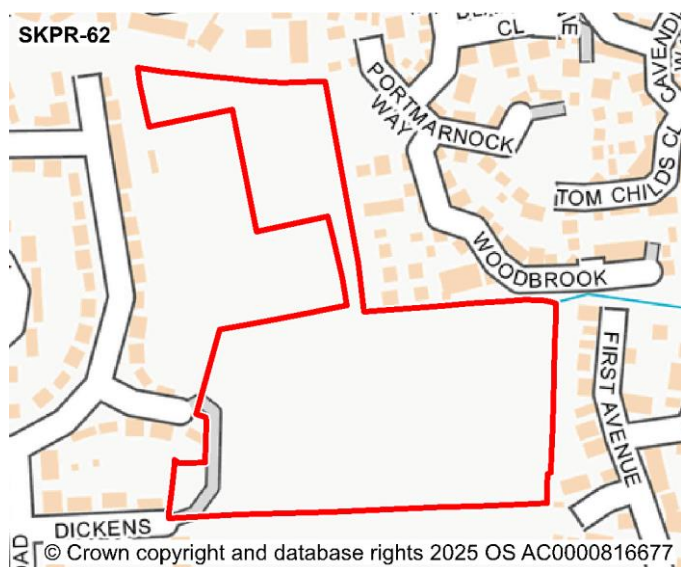
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	More than 100 trips, affects multiple SRN, less than 3km from SRN
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	Access at Belton Lane acceptable in principle subject to TA. Traffic impact at junctions on Belton Lane with Newark Hill and A607 likely to need significant junction upgrades. Footway/cycleway connections needed to be provided along Belton Lane to Great Gonerby (around 1km). Site should also provide footway/cycleway connections to residential to south. Overall mitigation requirec probably too great for site.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Local Road Network and Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

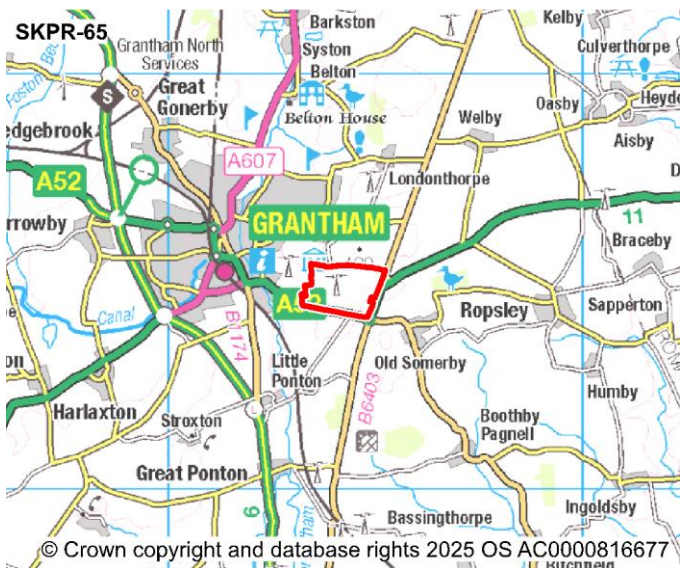
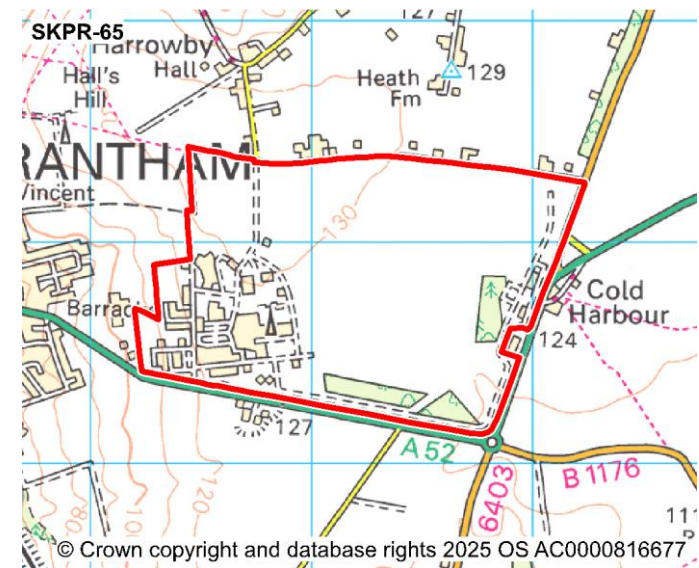
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Site is between 3-10 kms from SRN junction. Development traffic likely to be less than 40 two way trips on any given junction on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	FW connections at joint of Queensway. SW flooding?
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	56.26%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable location for housing development on a vacant brownfield site, within the 'Sub Regional Centre' of Grantham. Site has few constraints and appropriate mitigation measures can be put in place.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Environment Agency
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Site is greater than 3 kms from SRN junctions, affects multiple SRN and the trips to reach major SRNs are greater than 500. Hence, given a High rating.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	This site has good highway access onto the A52 and the GSRR (When complete). The A52 provides a highway connection to the Town Centre. A significant amount of active travel and sustainable transport measures would be necessary to reduce car mode share and make the traffic impact of this development acceptable. Several junctions between the site (notably Gainsborough Corner) would need re-configuring to promote active travel. A detailed Transport Assessment and TRavle Plan would be necessary.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

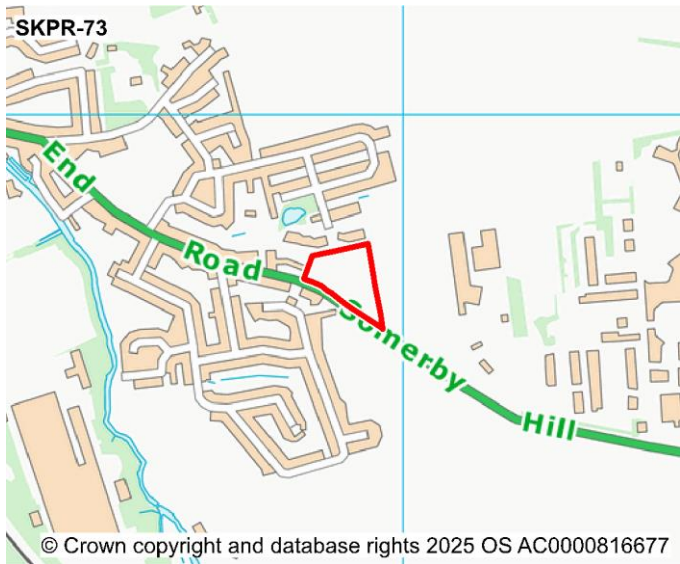
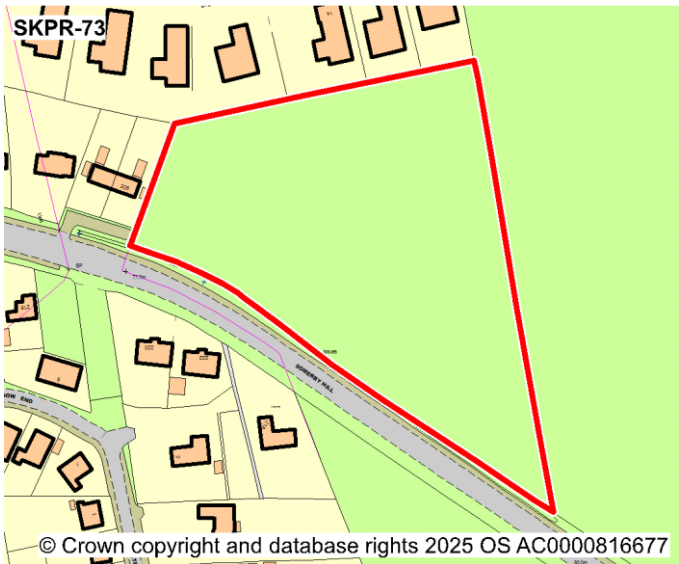
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)
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Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	4.38%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	5.33%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable.



Major Contraints

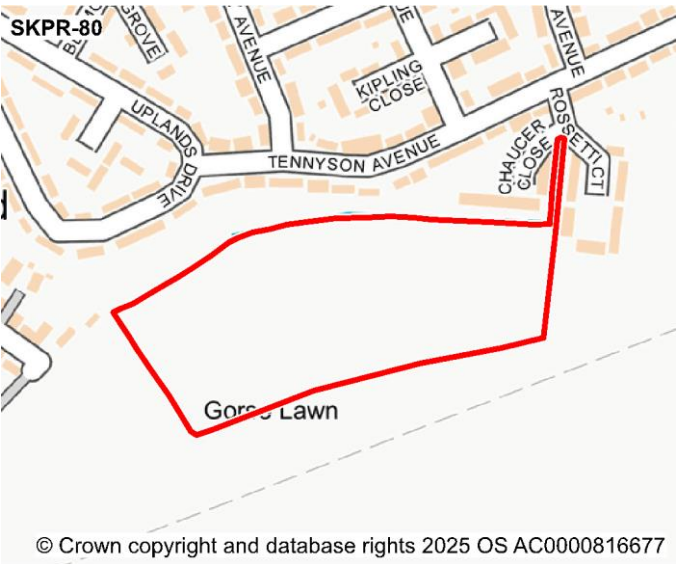
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access from ex residential streets (Eastwood Drive) all ok. Access gap between private land?
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

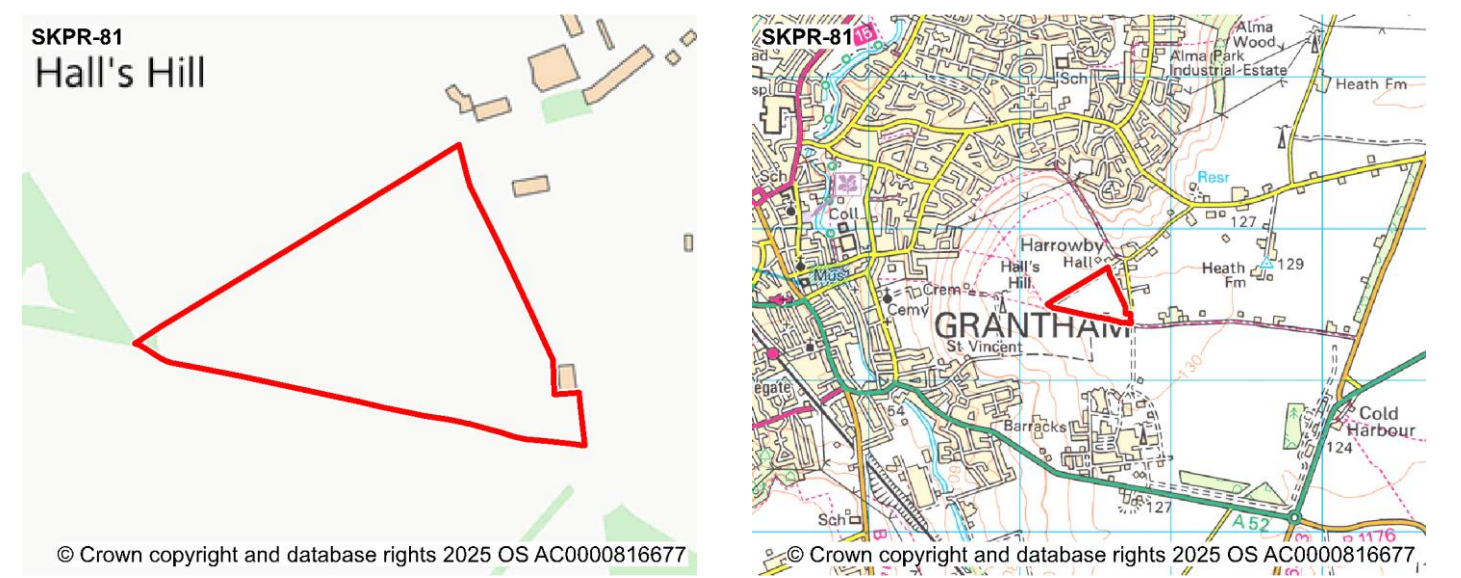
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development. Site is located more than 3km from the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Roads leading to Rossetti Ct restricted widths due to parking cars. FW's ok. Maybe vis restrictions at access point.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

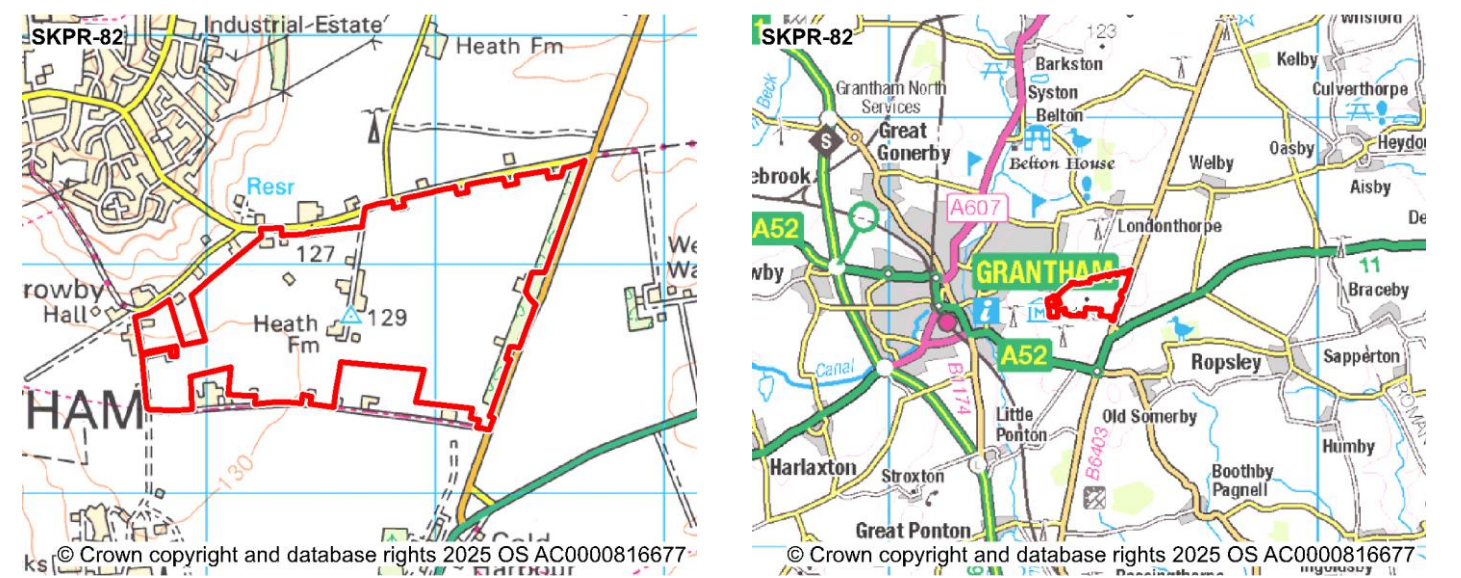
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Site is greater than 3 kms from SRN junctions, affects multiple SRN and the trips to reach major SRNs are greater than 40. Hence, given a Moderate rating when assessed individually. However, there are sites like SKPR 65,
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	Turnor Road unadopted surfaced track. Would require widening strengthening footways, drainage etc. Village roads (Hall Road unsuitable). PROW affected. Turnor Road jnc High Dyke unacceptable (approaching along High Dyke, width to Turnor unacceptable, vis restricted)
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Local Road Network and Local Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. The site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Site is greater than 3 kms from SRN junctions, affects multiple SRN and the trips to reach major SRNs are greater than 500. Hence, given a High rating.
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	This site is similar to SKPR-269 and same comments apply. This size of development is likely to have a severe impact on the local highway network. It is unlikely that sufficient active travel and sustainable transport could be provided between this site and the town centre to mitigate the impact. Harrowby Lane/Belton Lane is not a suitable corridor to introduce significant bus/cycle/pedestrian facilities that would be necessary for a development of this size.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

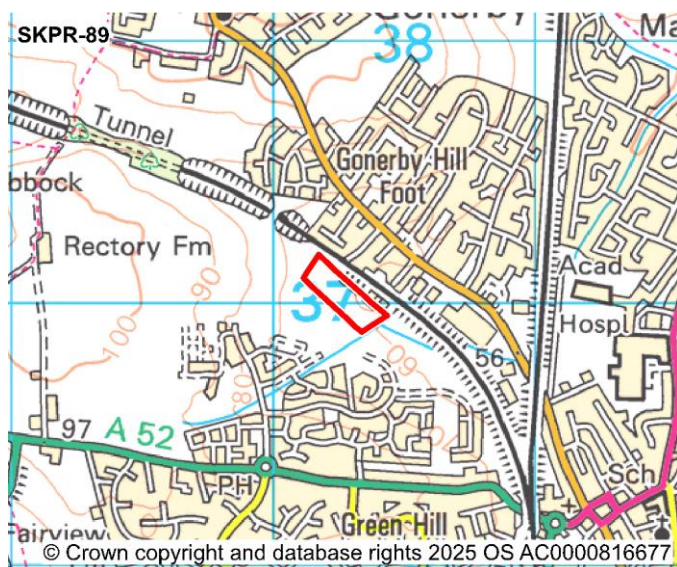
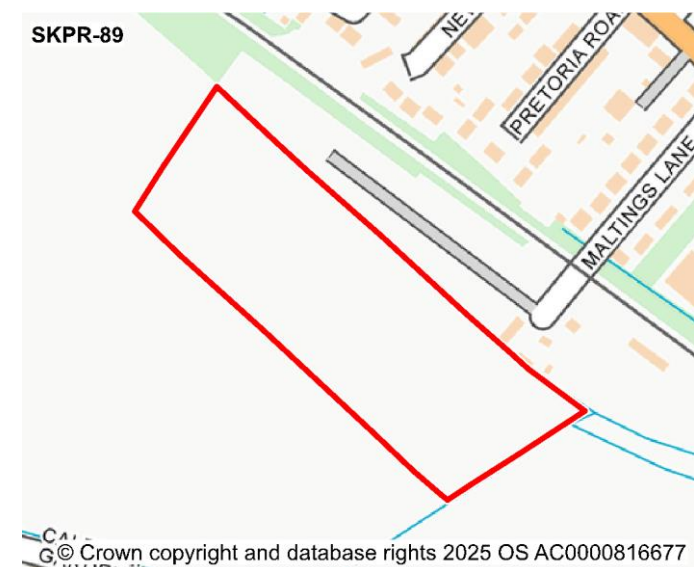
Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Blue Harbour Road Verge
Proximity to Shops	0.5 - 2km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	91.29%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	8.71%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Large strategic site that has naturally generated multiple constraints which would need to be addressed. Site of this scale could significantly alter character and setting of the settlement. Site not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

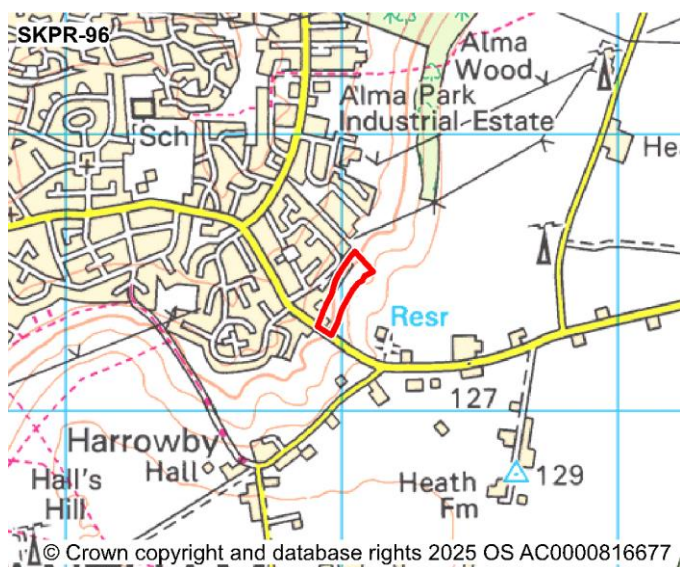
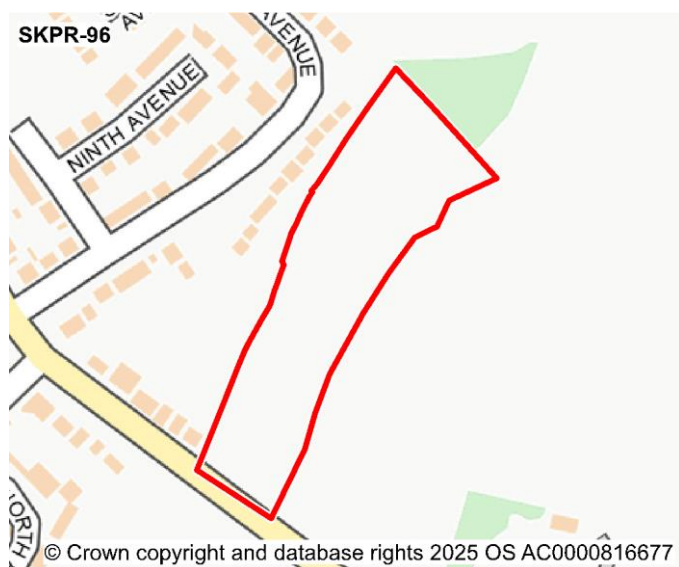
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Trips coming on to the SRN is less than 40, less than 3km from the SRN, affects mutiple SRN. Moderate impact anticipated
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	This site could be suitably accessed from the Poplar Farm development and provide pedestrian and cycle connections to Maltings Lane under the railway. If Maltings Lane is the only point of access then this would be unacceptable for 84 houses.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Ped and veh access directly off adopted highway off Moor Lane (Moor Lane??). Harrowby Road 30/60mph at end of ex res units. Boundary treatment (vegetation) to improve vis. Extend 30mph limit? FW improvements to frontage. Check planning history
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Alma Park
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Contraints

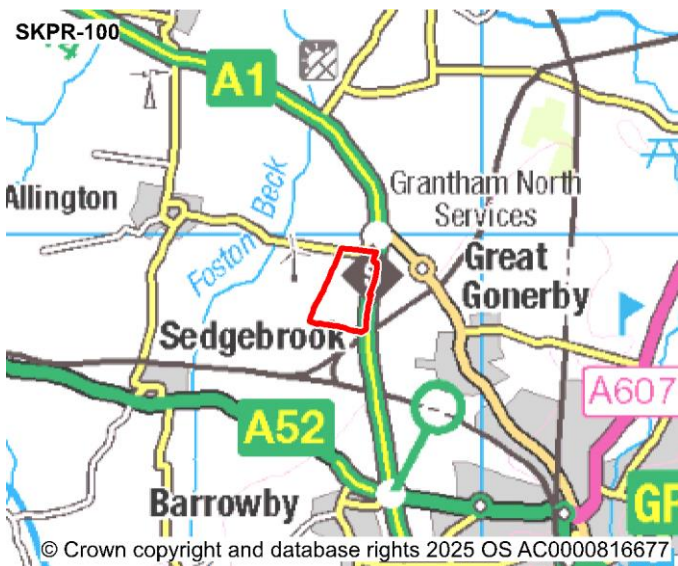
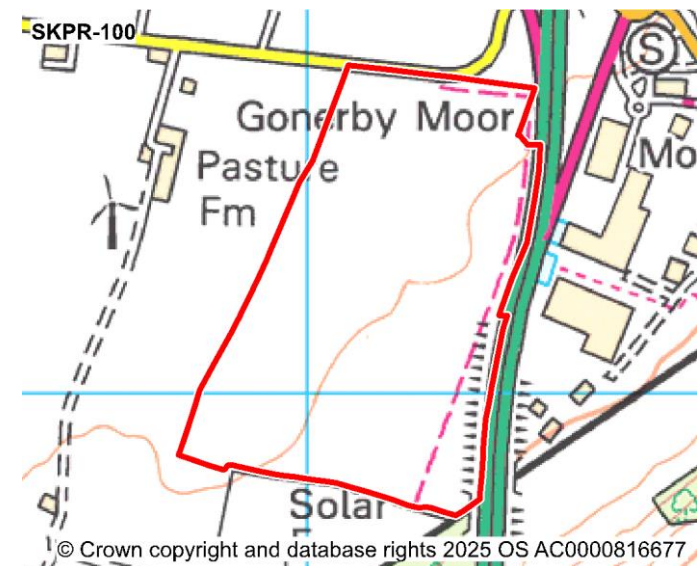
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Ped and veh access directly off adopted highway off Moor Lane (Moor Lane??). Harrowby Road 30/60mph at end of ex res units. Boundary treatment (vegetation) to improve vis. Extend 30mph limit? FW improvements to frontage. Check planning history.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Alma Park
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	TTThe site is immediately adjacent to the SRN. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required in conjunction with other policies in the area. Boundary related matters likely to be required.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable, subject to TA. Ped/cycle connections and contribution towards Newark Hill/Belton Lane junction mitigation
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No

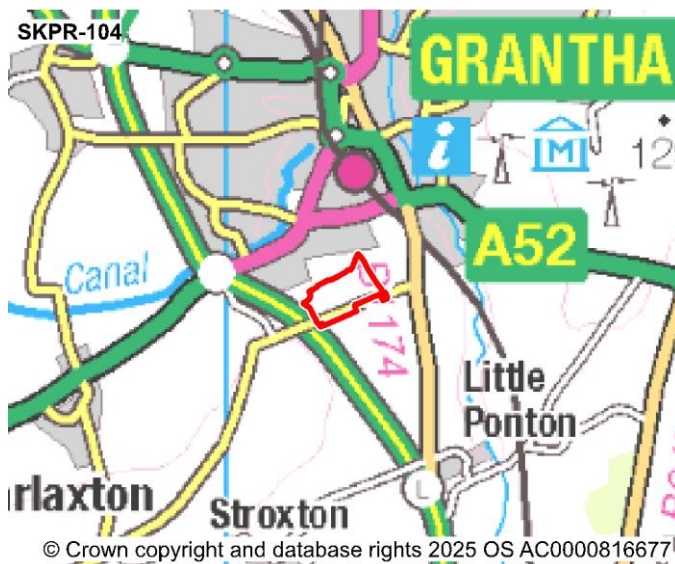
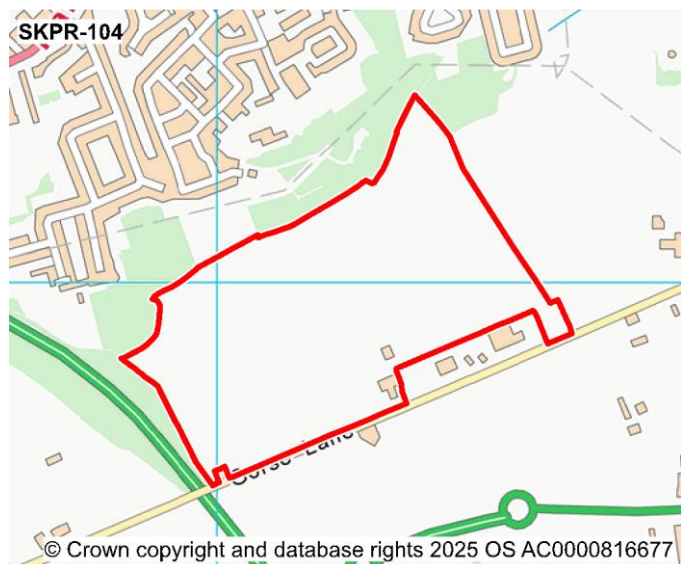
Ref: SKPR-100	Parish: Grantham	Proposed Use: Employment	Preferred Site: Yes
Minerals and Waste Policy Code	N/A		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Employment Land Study 2023 recommends that the site is allocated for employment generating uses. The Employment Land Study 2023 concludes that the site benefits from direct access to the strategic road network and could facilitate intense HGV movements. The current low intensity of use on this site presents opportunity for future development and intensification, which can significantly increase the provision of employment land in this location.



Major Constraints

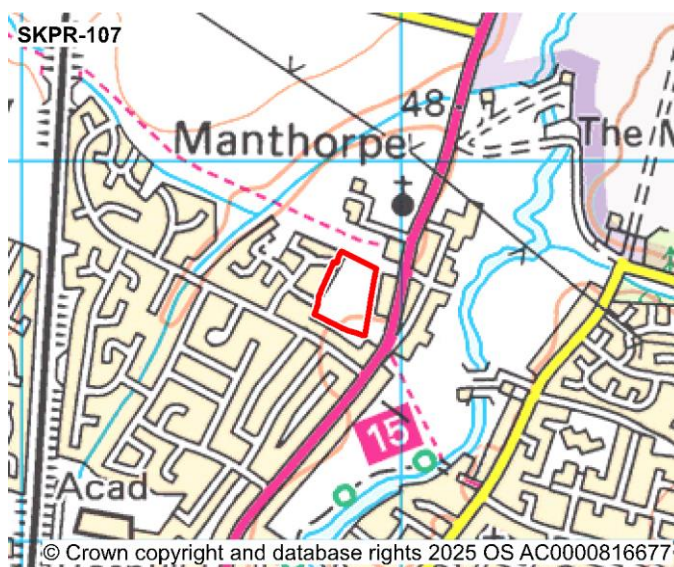
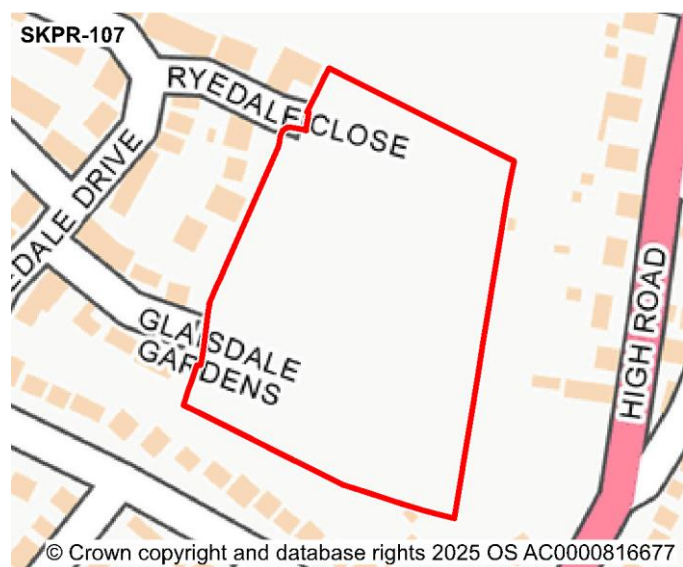
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	"Abutting the SRN boundary. However, number of trips are less than 20. Hence, individually less impact is anticipated. However, cumulatively with SKPR 220 it generates a high impact. A1/A52 is a constrained junction."
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	30mph, vis ok. No sustainable connections (remote). No FW's adj or opposite.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11, W8
Statutory consultee comment on Minerals and Waste	"Limestone MSA (M11) Safeguarded waste site to south east (W)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	92.59%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

see comments in relation to SKPR-323.



Major Constraints

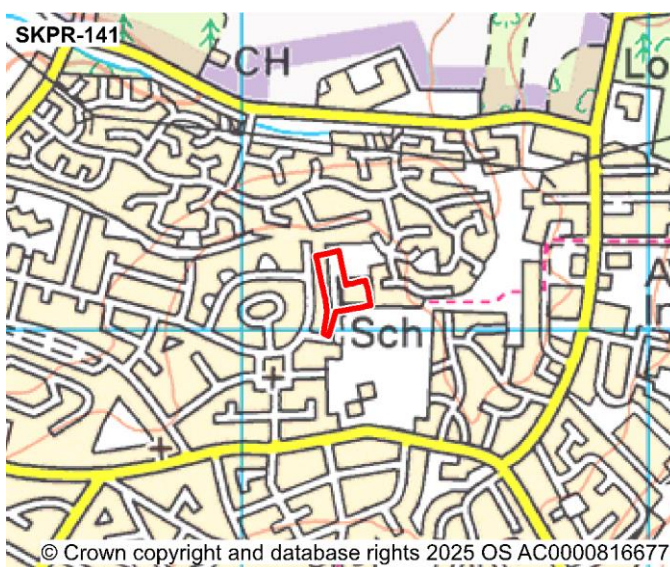
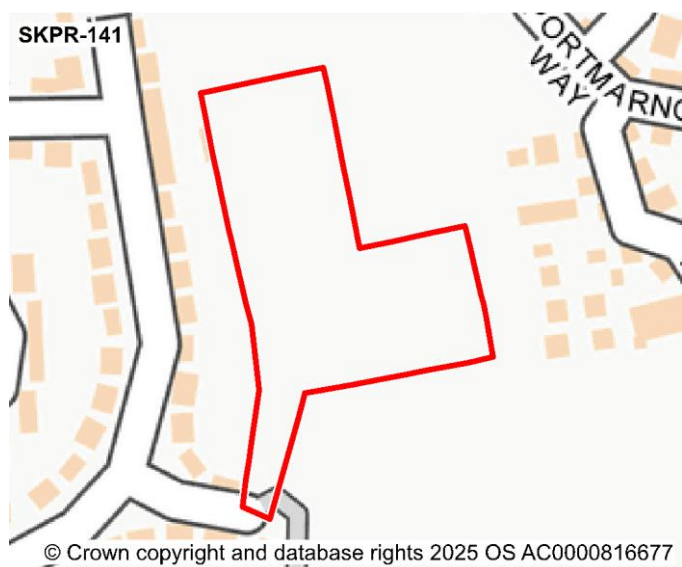
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development trips to impact the SRN junctions are less than 40. Also the Site is farther than 3km from the nearest SRN junction.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	No issues with access from either Ryedale and/or the road to the south.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Manthorpe Conservation Area which would need to be addressed.



Major Constraints

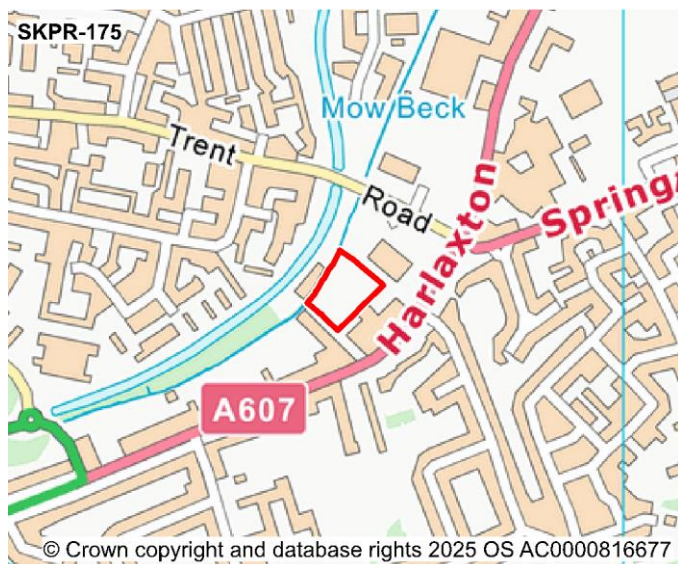
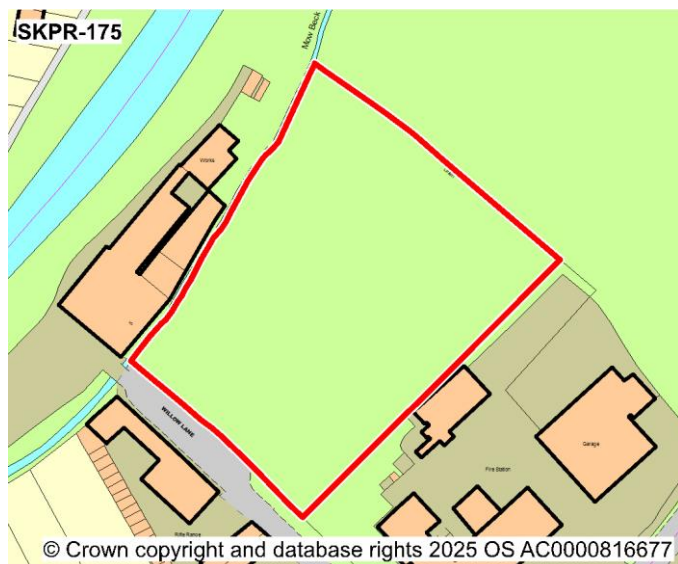
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	FW connections at joint of Queensway? SW flooding?
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has outline planning permission (S18/1557), and the principal of development is established, therefore, not required for allocation.



Major Constraints

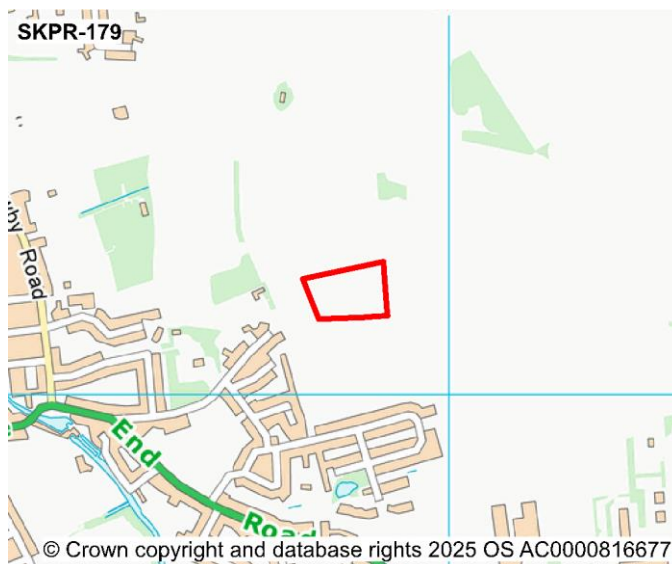
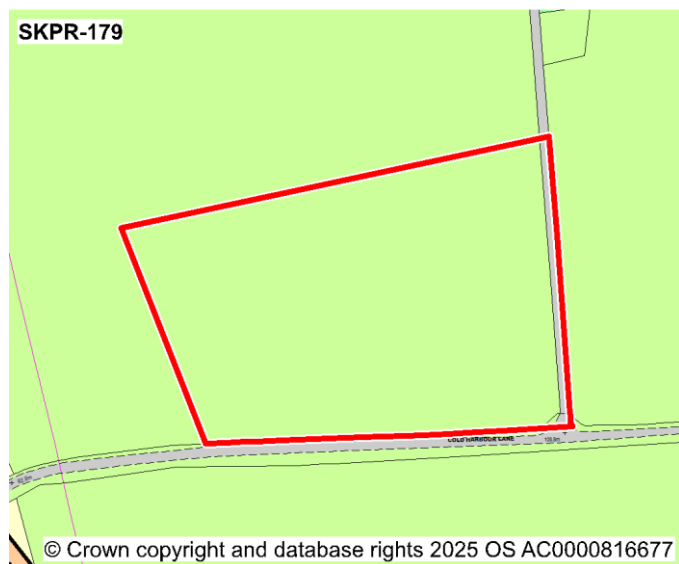
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	5.03%
% of Overlap with Flood Zone 3	4.54%
Statutory consultee comment on Flood Risk (Environment Agency)	Potential to be within 20 metres of main river.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Willow Lane unsuitable. If pr access is shared with Kawasaki and Fire Station, some form of segregation (res/comm vehicles plus FW/car movements) required. Harlaxton Rd 30 mph. Vis ok. FW & CW exist.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit, but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

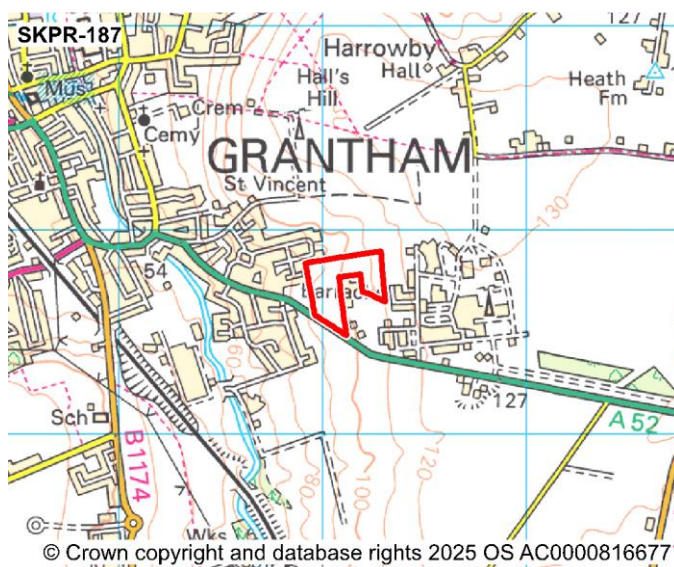
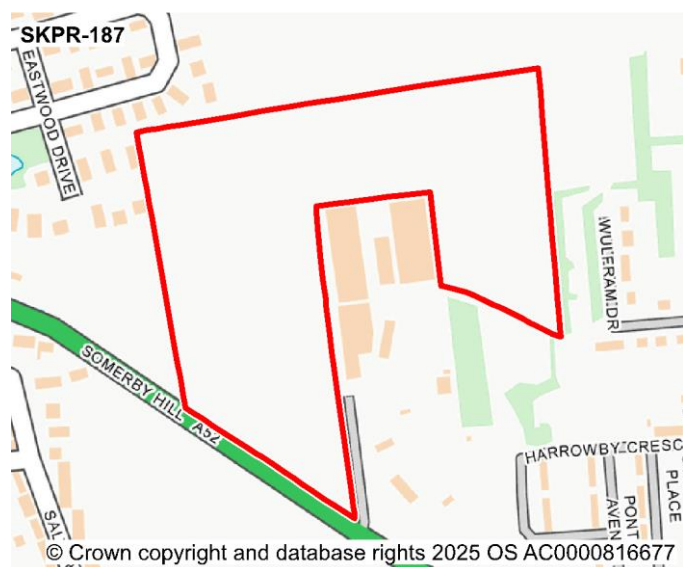
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Cold Harbour Lane restricted width. FW to west side only, and only part way up lane. Unadopted highway to frontage.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	N/A
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	96.46%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

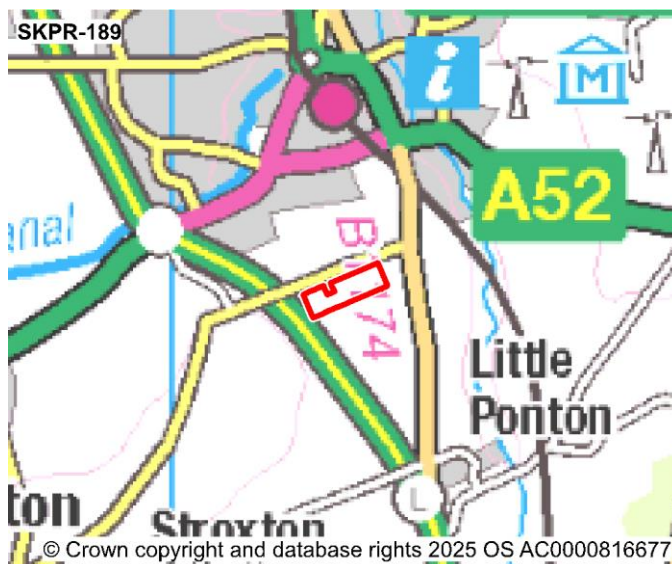
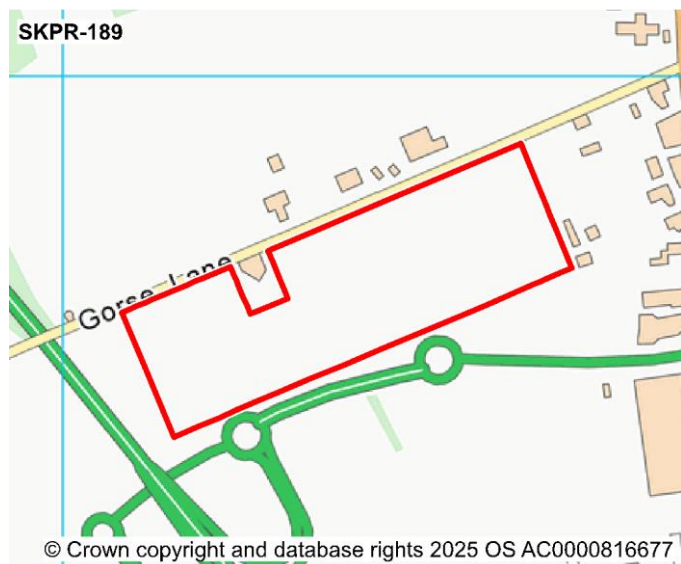
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Greater than 40 trips generated by the development. Site is located more than 3km from the SRN. Cumulative impact from SKPR 187 likely to occur. Hence site impacting the SRN would be moderate.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Already has planning consent - S106 contribution required
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has outline planning permission (S19/0338), and the principal of development is established, therefore not required for allocation.



Major Constraints

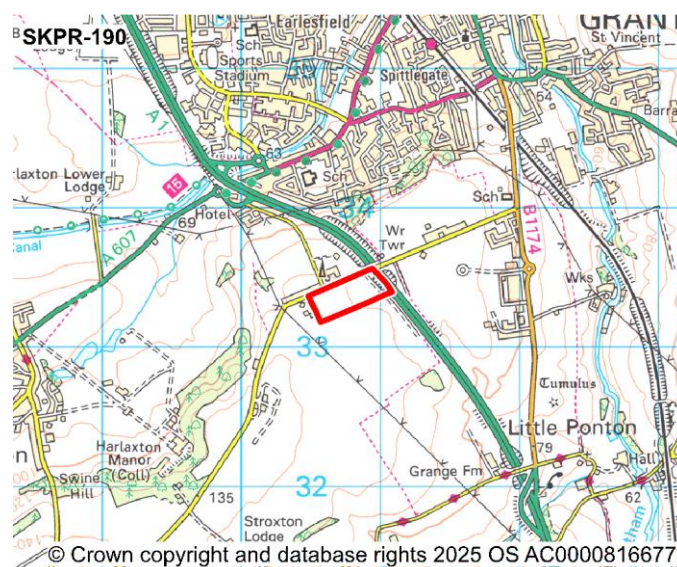
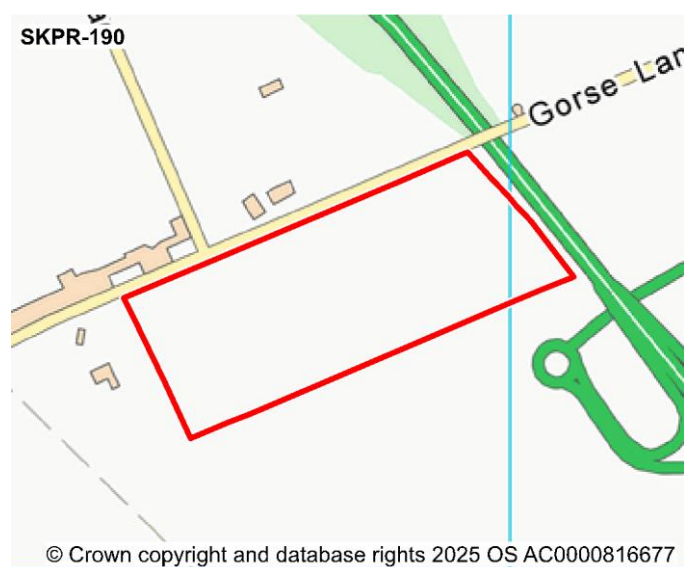
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Very close to the SRN, number of trips reaching the SRN junctions are greater than 100. Hence, high impact is anticipated.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	No pedestrian facilities on Gorse Lane, these would need providing
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	"Limestone MSA (M11)Safeguarded waste sites to south and east (W8)"

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site forms part of site SKPR-334. Site SKPR-334 offers a suitable and sustainable location for mixed-use development (housing and gypsy and Traveller provision) within the 'Sub Regional Centre' of Grantham. Development will make provision for 2 hectares of permanent Gypsy and Traveller provision. Pedestrian facilities on Gorse Lane required, including consideration of the narrow bridge that crosses the A1. Noise assessment required, with consideration of the impact of the A1. Site will form a comprehensive development alongside site SKPR-190, SKPR-263, SKPR-310, SKPR-313.



Major Constraints

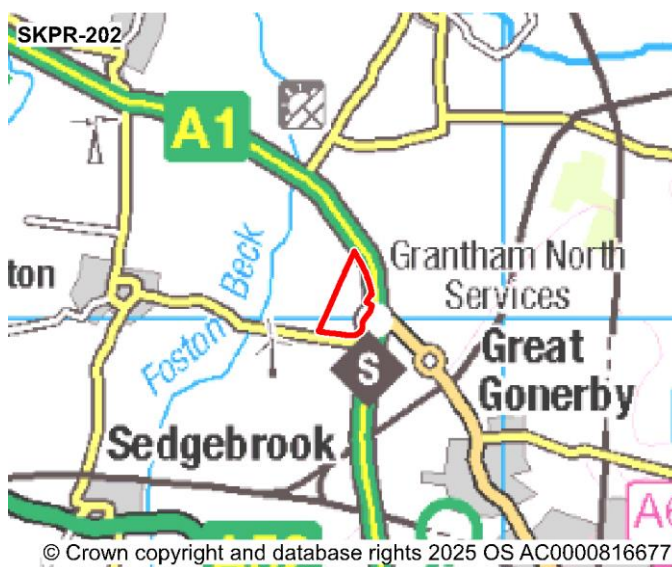
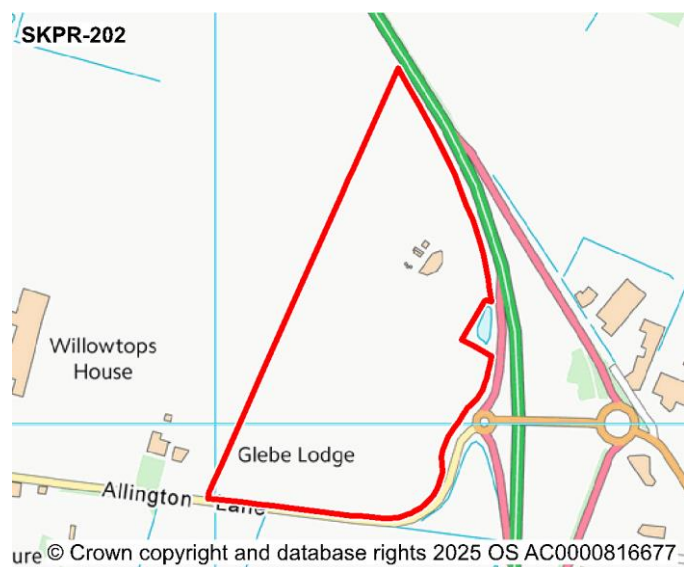
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Very close to the SRN, number of trips reaching the SRN junctions are greater than 100. Hence, high impact is anticipated.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	No pedestrian facilities on Gorse Lane, these would need providing. Consideration of how narrow bridge over A1 will be addressed is required.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	"Limestone MSA (M11)Safeguarded waste site adjoining to the west (W8)"

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	87.76%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	12.24%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site forms part of site SKPR-334. Site SKPR-334 offers a suitable and sustainable location for mixed-use development (housing and gypsy and Traveller provision) within the 'Sub Regional Centre' of Grantham. Development will make provision for 2 hectares of permanent Gypsy and Traveller provision. Pedestrian facilities on Gorse Lane required, including consideration of the narrow bridge that crosses the A1. Noise assessment required, with consideration of the impact of the A1. Site will form a comprehensive development alongside site SKPR-189, SKPR-263, SKPR-310, SKPR-313.



Major Constraints

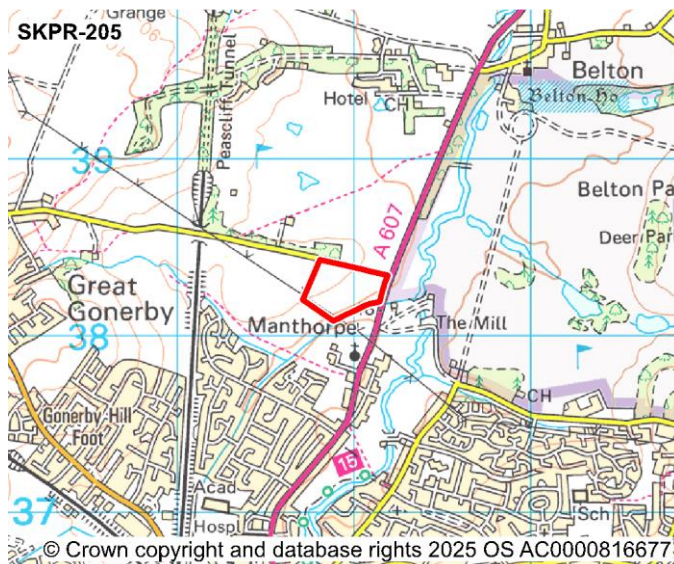
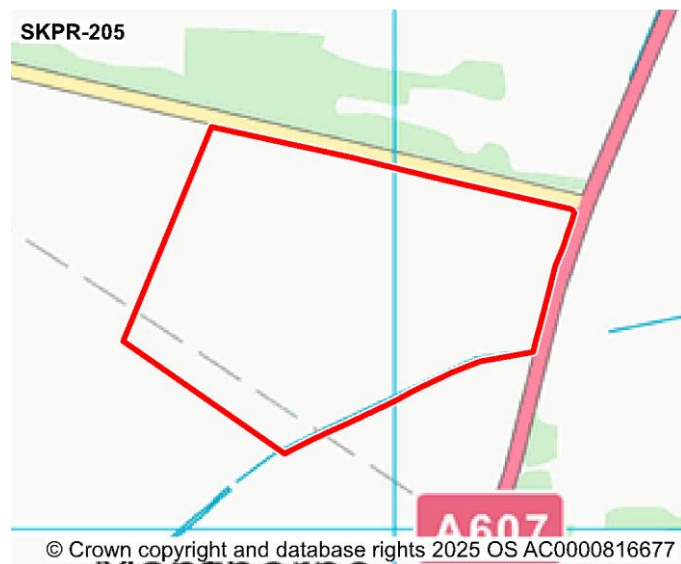
Constraint	Assessment
Settlement Hierarchy	Open Countryside
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The access strategy is unclear. The site is immediately adjacent to the SRN. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required in conjunction with other policies in the area. Boundary related matters likely to be required.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable, subject to TA. Ped/cycle connections and contribution towards Newark Hill/Belton Lane junction mitigation
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Employment Land Study 2023 recommends that the site is allocated for employment generating uses. The Employment Land Study 2023 concludes that the site benefits from direct access to the strategic road network and could facilitate intense HGV movements. The current low intensity of use on this site presents opportunity for future development and intensification, which can significantly increase the provision of employment land in this location.



Major Constraints

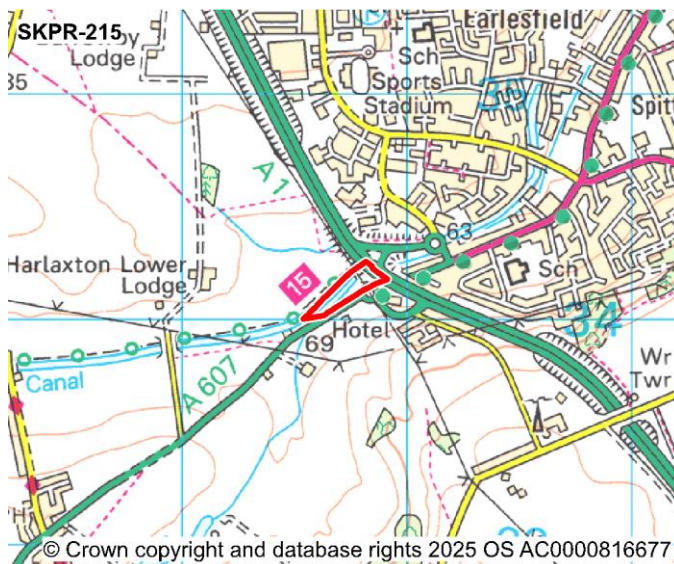
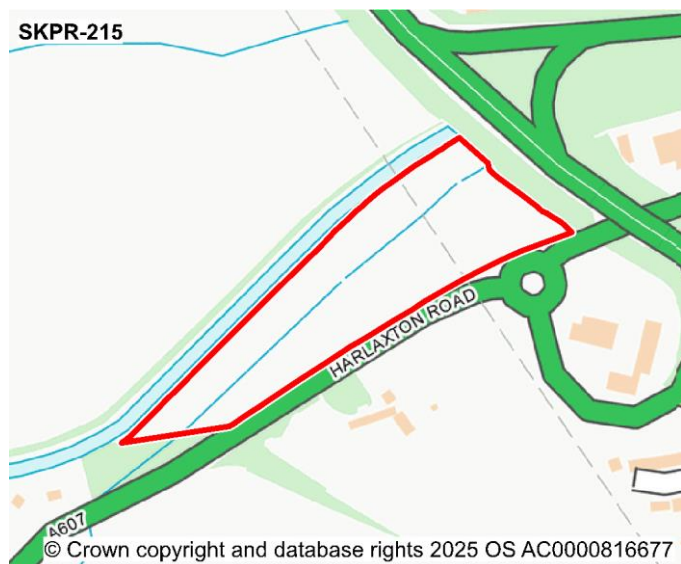
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	0.01
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	More than 3 SRN junctions likely to have impact. Also, trips are between 40 to 99. However, since stie is more than 3 Km away, the impact would be moderate
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Upgrade of Belton Lane/A607 needed to roundabout. TA required
Does the site have suitable access	Part

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Belton Park and Golf Course
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

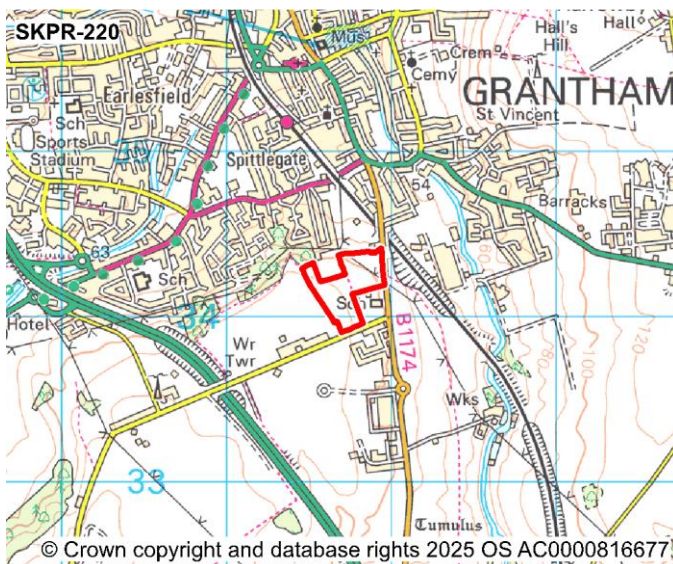
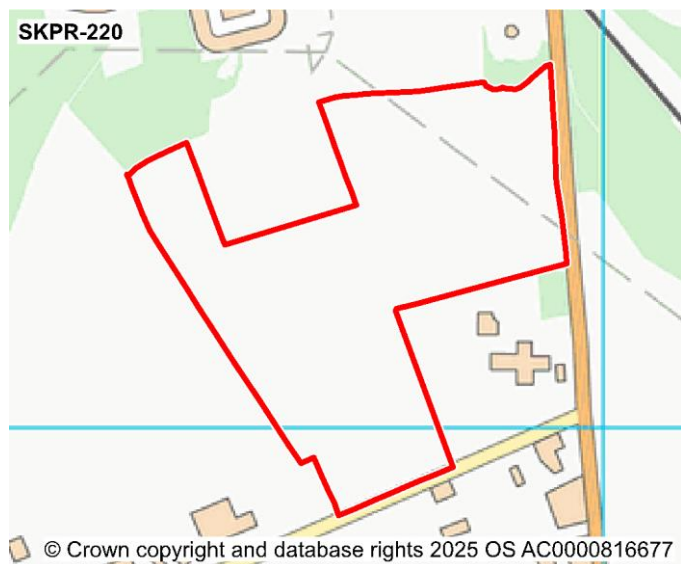
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Shares boundary with SRN, affects multiple SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	30/60 at site frontage. Limited frontage footway. Vis appears achievable. Potential access conflict with roundabout. SW flood risk issues.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	91.63%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

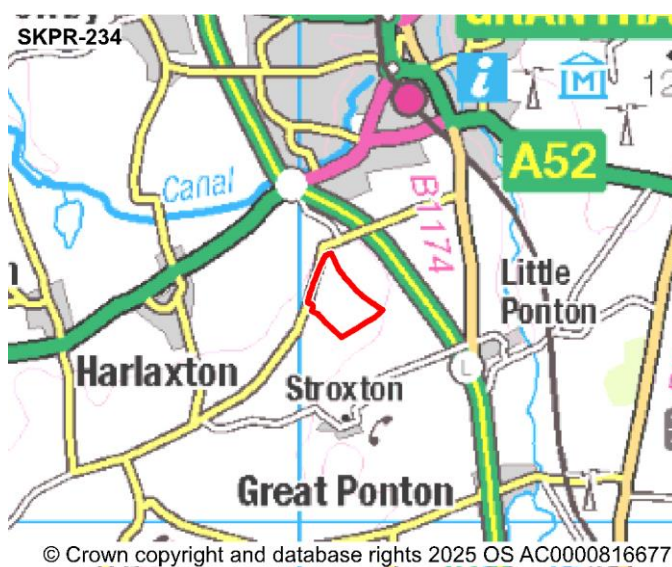
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Very close to the SRN, number of trips reaching the SRN junctions are nearly 90. Hence, high impact is anticipated.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA required. Access proposals to Gorse Lane and B1174 acceptable in principle. Footway and cycleway connections required to connect to existing and improve links to Town Centre.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11, W8
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11). Safeguarded waste site (W8) to south.

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Aveling Barford's Industrial Site
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	76.03%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

see comments in relation to SKPR-323.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Proposals show industrial not residential ? Site is dependent on adjacent site to get access to A1 junction. TA required for impact on junction - may require significant upgrade to roundabouts to accommodate demand. Site very remote from town centre for residential use. more suitable for industrial use.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11, M8

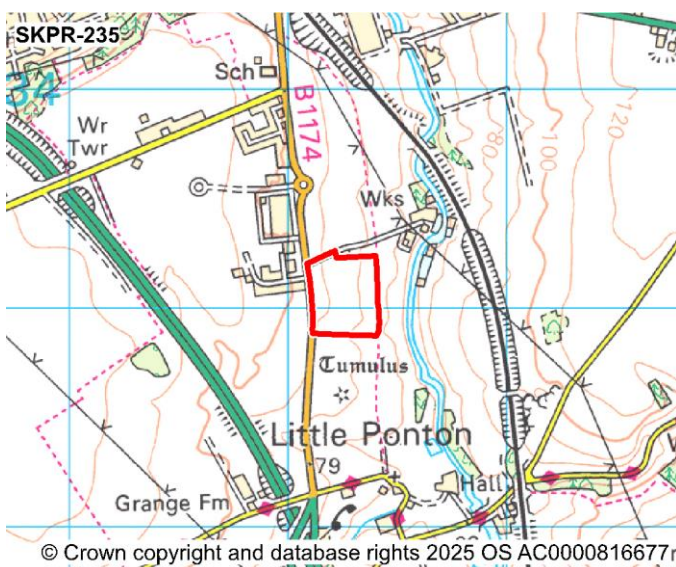
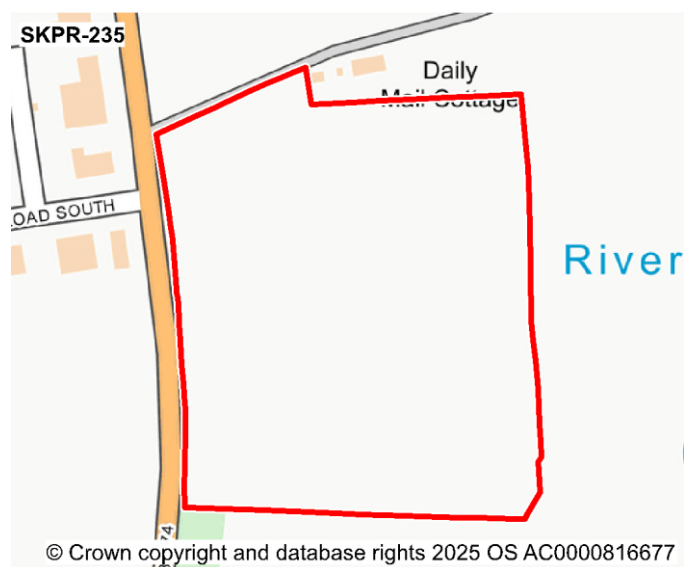
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11) Safeguarded waste site (W8) adjacent to northern boundary
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Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Harlaxton Wood / Within 100m of irreplaceable habitats - Harlaxton Wood
Proximity to Shops	0.5 - 2km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	17.31%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	82.69%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Local Road/Highway/ Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site has also been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

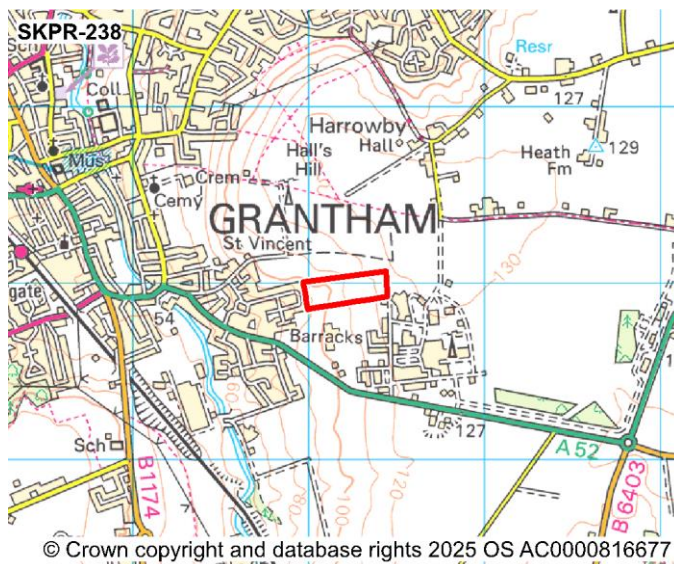
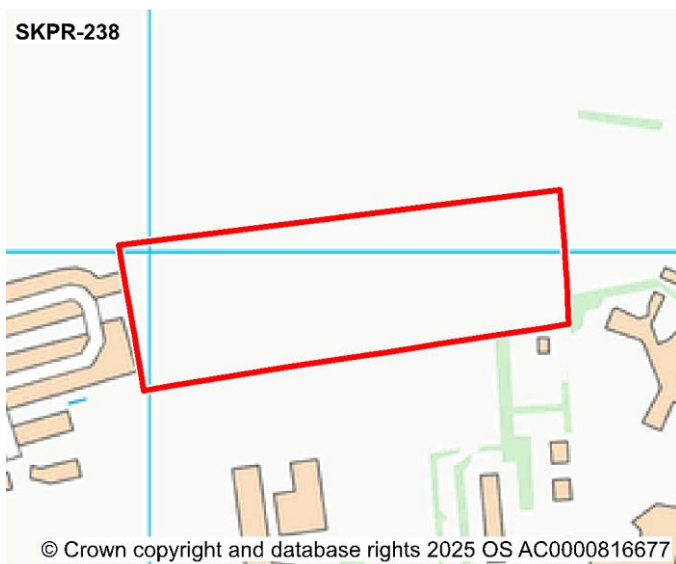
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Very close to the SRN, number of trips reaching the SRN junctions are nearly 90. Hence, high impact is anticipated.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access - either using existing junction, or direct access to B1174 in form of priority junction for 196 dwellings can be achieved. Footways and cycleways need providing/improving along B1174.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11, M8
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11), Safeguarded waste site (W8) 140m to north west

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

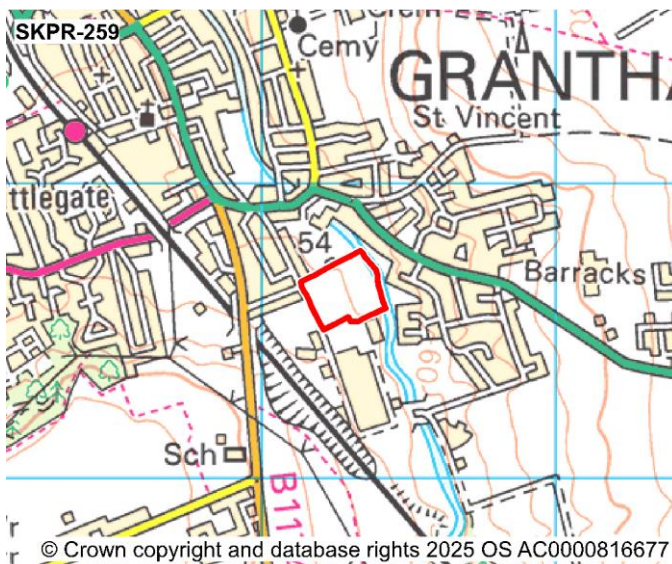
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Greater than 40 trips generated by the development. Site is located more than 3km from the SRN. Cumulative impact from SKPR 187 likely to occur. Hence site impacting the SRN would be moderate.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access through adjacent (Persimmon Site) to Somerby Hill would be acceptable, but allocation is dependent on that site. Cannot be suitably accessed from Coldharbour Lane.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	88.37%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.

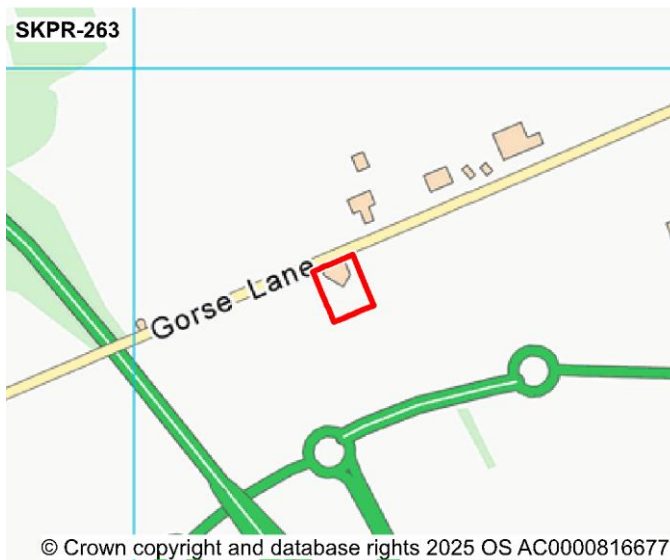


Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Aveling Barford's Industrial Site
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	yes
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

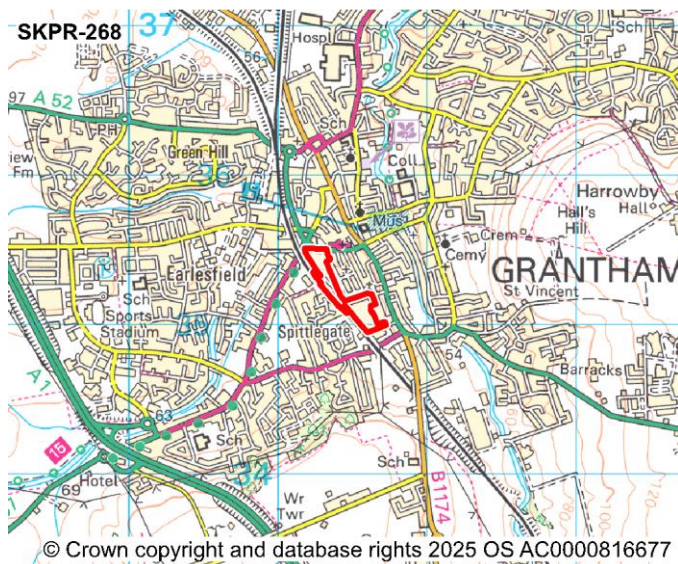
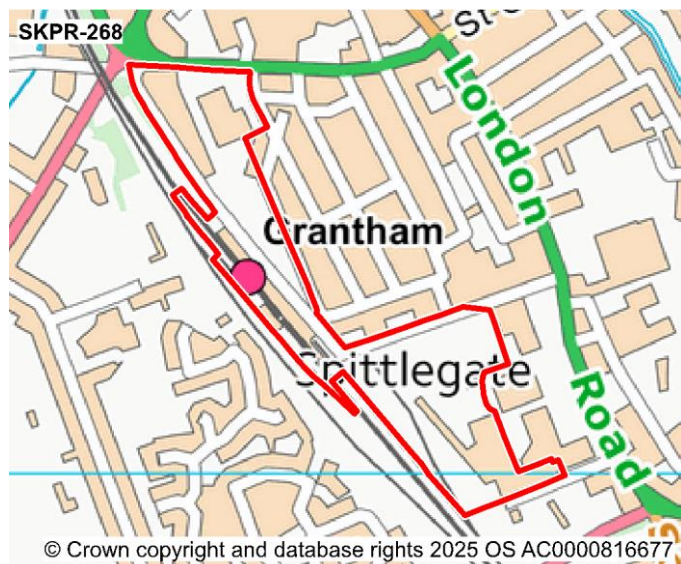
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	30mph, vis ok. No sustainable connections (remote). No FW's adj or opposite.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site forms part of site SKPR-334. Site SKPR-334 offers a suitable and sustainable location for mixed-use development (housing and gypsy and Traveller provision) within the 'Sub Regional Centre' of Grantham. Development will make provision for 2 hectares of permanent Gypsy and Traveller provision. Pedestrian facilities on Gorse Lane required, including consideration of the narrow bridge that crosses the A1. Noise assessment required, with consideration of the impact of the A1. Site will form a comprehensive development alongside site SKPR-189, SKPR-190, SKPR-310, SKPR-313



Major Constraints

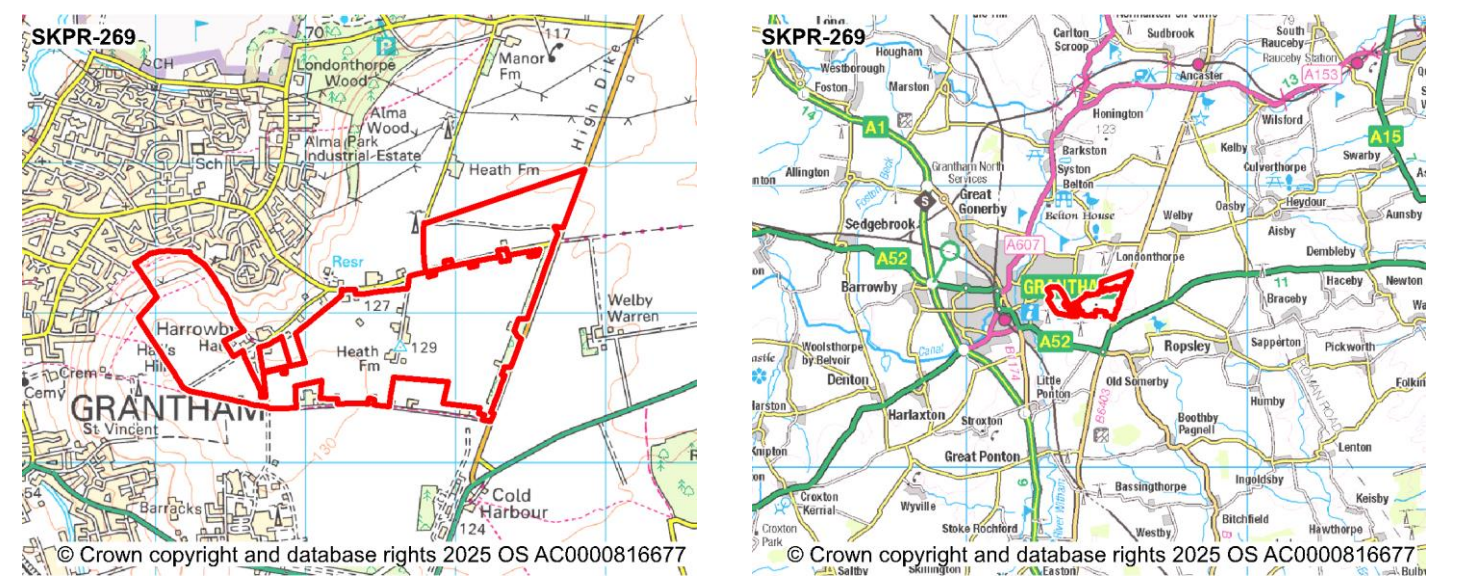
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Site is within 3 kms from SRN junctions, affects multiple SRN and the trips to reach major SRNs are greater than 40. Hence, given a Moderate rating.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Full TA required due to the significant trips on the congested part of the network. We appreciate this is a sustainable location , however, will need to consider parking assessments in terms of the loss in existing parking and the proposed arrangements
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	Safeguarded waste sites in proximity (W8)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers wider regeneration opportunity within the 'Sub Regional Centre' of Grantham with the potential to deliver a betterment of the local highway network and present a more attractive gateway into Grantham. However, deliverability of the site is currently uncertain due to current land uses.



Major Constraints

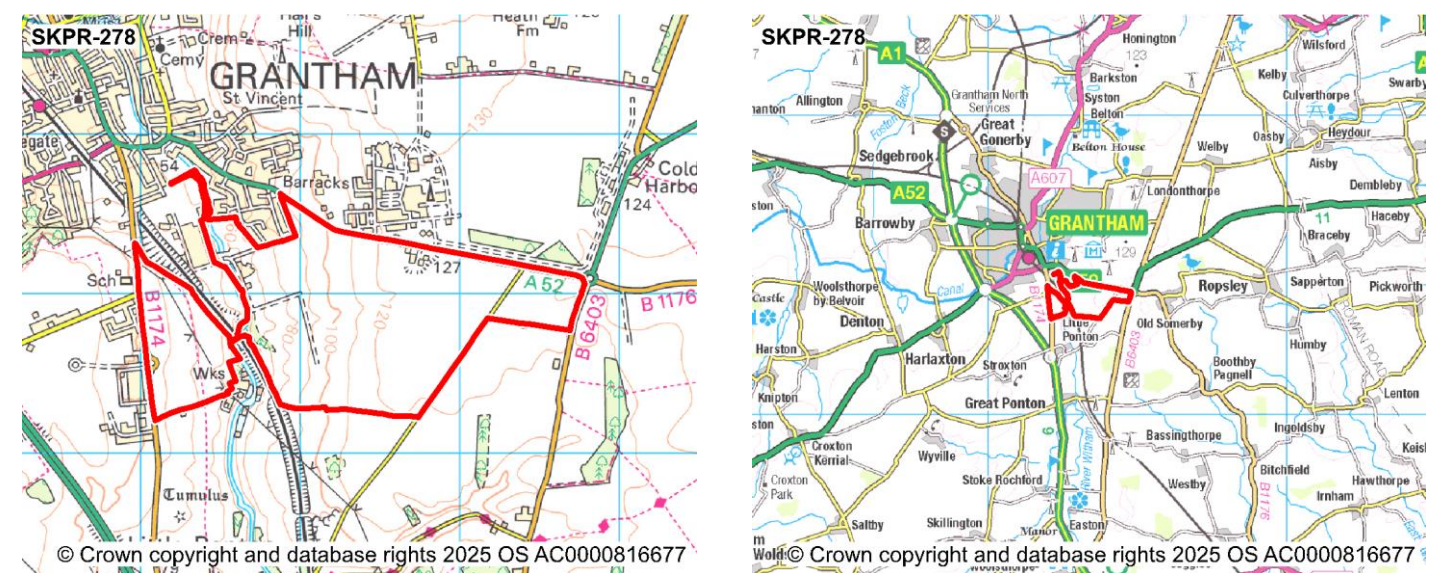
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	More than 100 trips to reach the SRN, multiple SRN affected, also close to the SRN network
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	This size of development is likely to have a severe impact on the local highway network. It is unlikely that sufficient active travel and sustainable transport could be provided between this site and the town centre to mitigate the impact. Harrowby Lane/Belton Lane is not a suitable corridor to introduce significant bus/cycle/pedestrian facilities that would be necessary for a development of this size.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - High Dyke, Cooper Hill to Lonthorpe Verges / Within 100m of LWS - Blue Harbour Road Verges
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	77.12%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	16.8%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Large strategic site that has naturally generated multiple constraints which would need to be addressed. Site of this scale could significantly alter character and setting of the settlement. Site not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	1.69%
% of Overlap with Flood Zone 3	1.18%
Statutory consultee comment on Flood Risk (Environment Agency)	Close proximity to main river/flood defences on the site and areas of FZ2/3. Site is within Source Protection Zones 1 and 3. Marston Water Recycling Centre (WRC) is in catchment, impact of cumulative growth of this area on WRC capacity here needs to be considered. Site is also on Principle aquifer, and secondary A aquifer.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	10km+
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Land allocations should avoid significant areas of Best and Most Versatile (BMV) agricultural land, this is land which falls within grades 1,2 & 3a of the agricultural land classification. We note that the majority of land within South Kesteven District, outside of urban areas, falls within grade 3 land. Several allocations on the list fall within or partly within grades 1 and 2 land. Sites includes a number of large housing sites (over 1,000 dwellings) and we advise that in order to make positive gains for both nature and people that GI should be considered at the earliest stages of the planning process to ensure connected, biodiversity rich GI is incorporated throughout these sites and that a GI strategy provided
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Likely to have traffic impact on the SRN which should be tested.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Minor

Statutory comments on Highway Network (Lincolnshire County Council)	Existing allocated site. Traffic modelling shows impact acceptable when GSRR delivered, S106 contribution to GSRR therefore required. Active travel connections between site and town centre needed - these could be difficult to deliver near Gainsborough corner junction.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

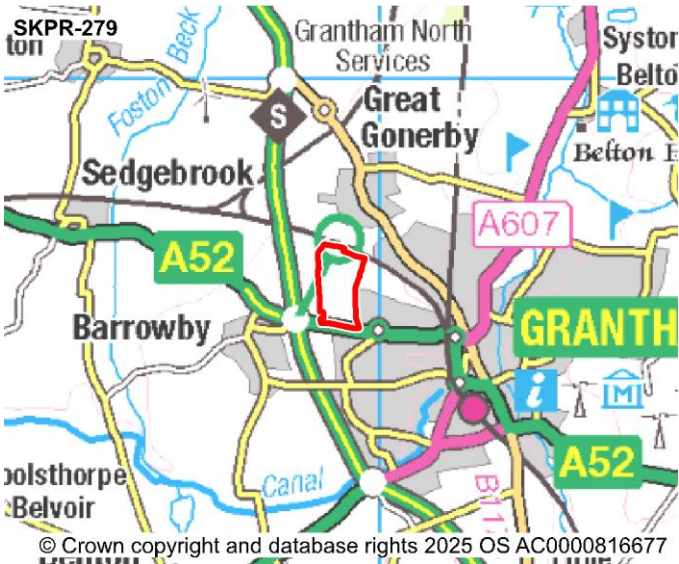
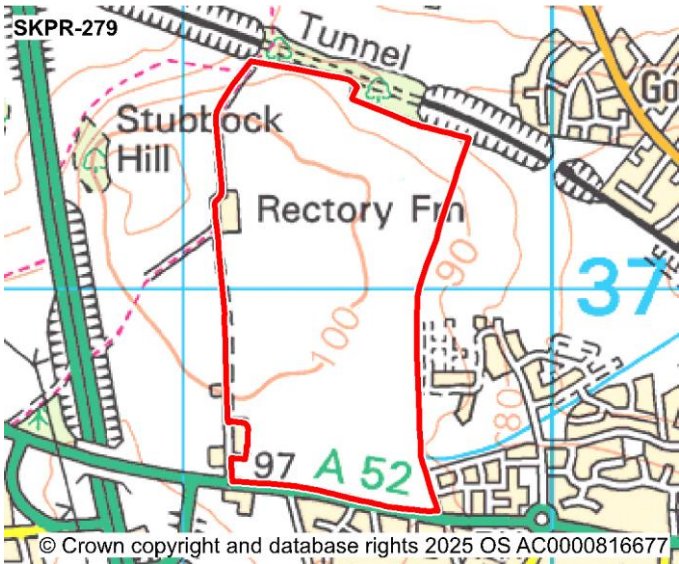
Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Overlapping LWS - Whalebone Lane Verges, LWS
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	31.03%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	57.77%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	Yes
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	Yes
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable.

Location: Rectory Farm (Phase 2), Grantham
Land Type: Greenfield
Site Size: 61.05



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A aquifer. Marston Water Recycling Centre (WRC) is in catchment, impact of cumulative growth of this area on WRC capacity here needs to be considered
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Land allocations should avoid significant areas of Best and Most Versatile (BMV) agricultural land, this is land which falls within grades 1,2 & 3a of the agricultural land classification. We note that the majority of land within South Kesteven District, outside of urban areas, falls within grade 3 land. Several allocations on the list fall within or partly within grades 1 and 2 land. Sites includes a number of large housing sites (over 1,000 dwellings) and we advise that in order to make positive gains for both nature and people that GI should be considered at the earliest stages of the planning process to ensure connected, biodiversity rich GI is incorporated throughout these sites and that a GI strategy provided
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor

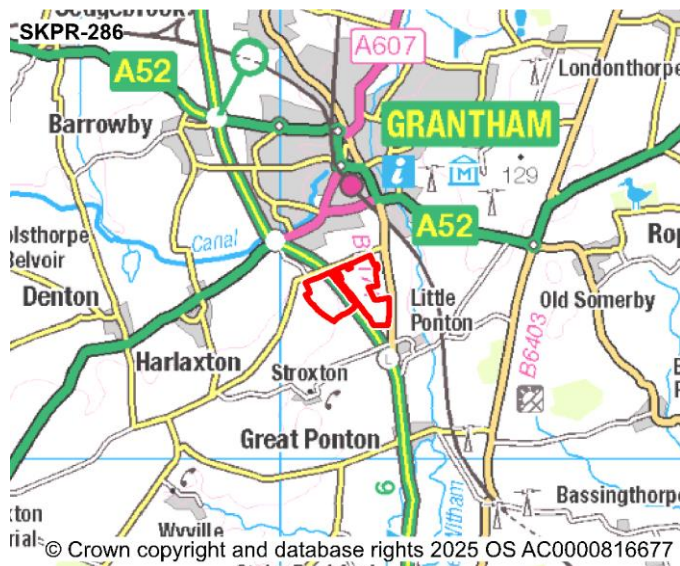
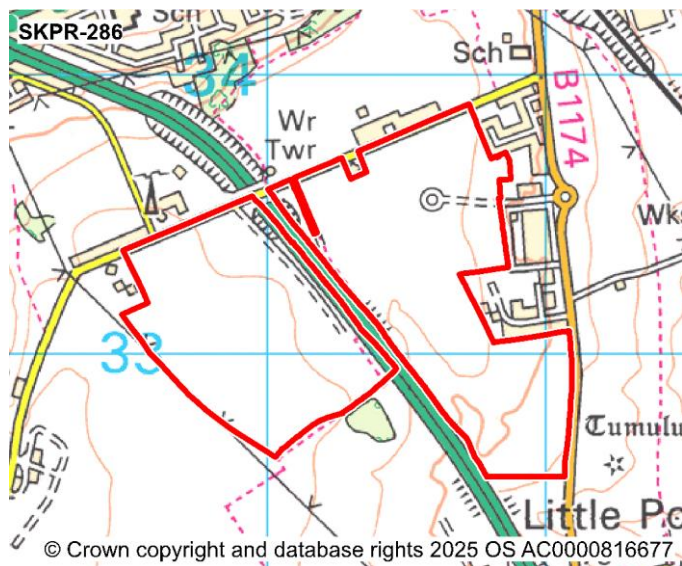
Statutory comments on Highway Network (Lincolnshire County Council)	Acceptable in principle. Initial phases have planning permission - further phases will require S106 contrubtions to GSRR and active travel connections to adjoining sites and existing areas will be necessary.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	Yes
Percentage of Overlap with Agricultural Grade 1	24.01%
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	64.77%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	11.22%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable. Part of site under construction.



Major Constraints

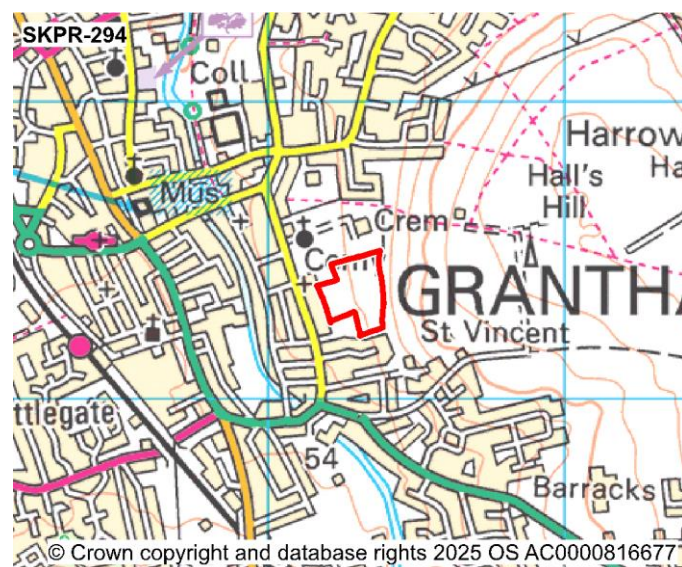
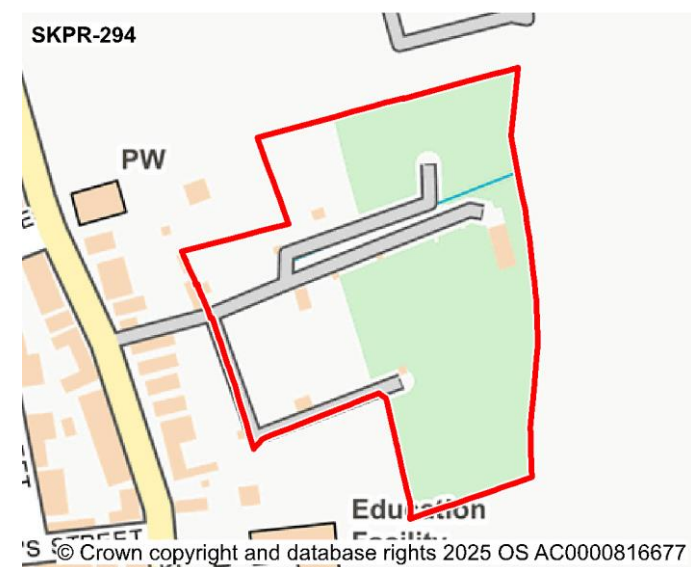
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 3. Marston Water Recycling Centre (WRC) is in catchment, impact of cumulative growth of this area on WRC capacity here needs to be considered
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	10km+
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The A1 runs through the centre of the allocation. New access from the SRN won't be acceptable. Likely to have traffic impact on the SRN which should be tested.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable subject to a TA which needs to consider, in particular, the new junction with the A1.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	40
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	60
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Marston WRC which has had over 80% capacity for the last 5 years. Site on partial secondary A aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is relatively close to the SRN, with moderate trip generation. Situated to the west of Grantham within a predominantly urban area could mean that most trips are likely to be local. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Existing vehicular access to site from Harrowby Road is single track and insufficient to access development site. If suitable access can be achieved , impact on Harrowby Road/Somerby Hill junction to be considered. TA required and sustainable transport mitigations. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	Yes

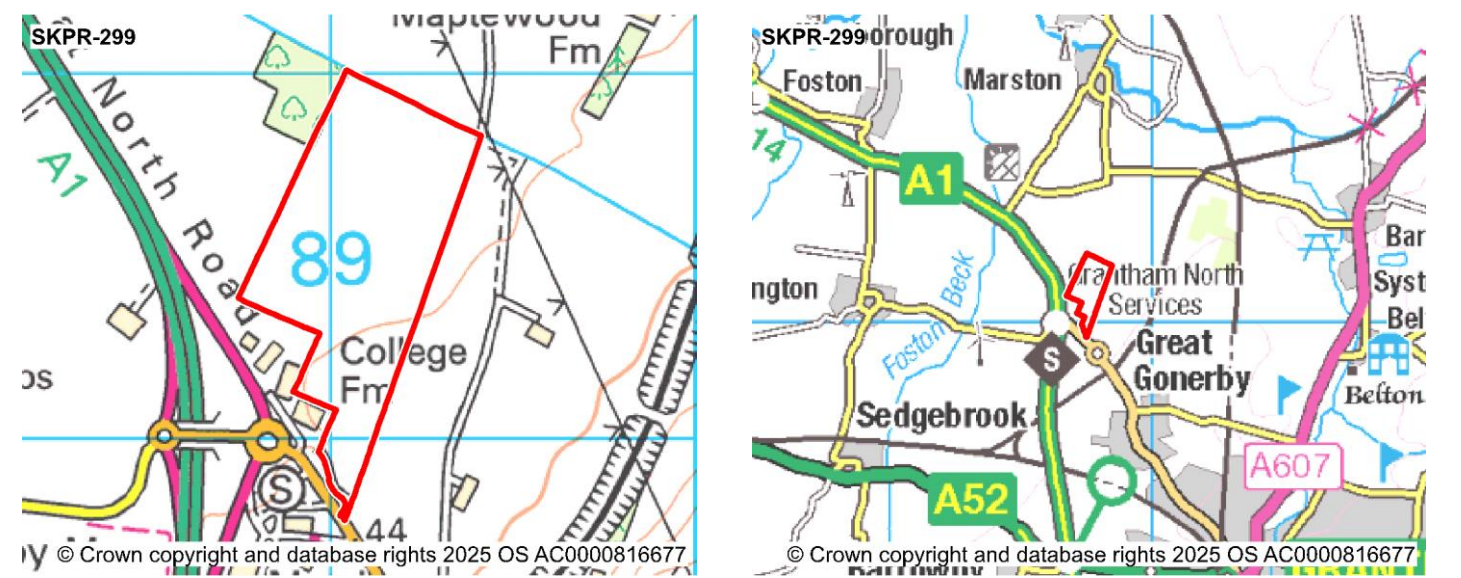
Ref: SKPR-294	Parish: Grantham	Proposed Use: Residential	Preferred Site: No
Minerals and Waste Policy Code	M11		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site identified to not have suitable access. Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Contraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary B aquifer. In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Allington Meadows SSSI sensitive to large infrastructure eg warehousing/industry where the total net additional gross internal floorspace following development is 1000m2 or more.
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	<p>The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments.</p> <p>Likely to require a Transport Assessment, Travel Plan and CTMP</p> <p>Access strategy will require clarification and identification</p> <p>Cumulative Impact Assessments may be required in conjunction with other policies in the area</p> <p>Boundary related matters likely to be required</p>
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate

Statutory comments on Highway Network (Lincolnshire County Council)

Very large industrial/employment site - would need a roundabout with B1174 and amount of land fronting highway is too small. Should access be achieved, highway impact on network significant (Newark Hill/Belton Lane junction would need mitigating)

Does the site have suitable access

No

Site Affected by Minerals and Waste Policy

No

Minerals and Waste Policy Code

N/A

Statutory consultee comment on Minerals and Waste

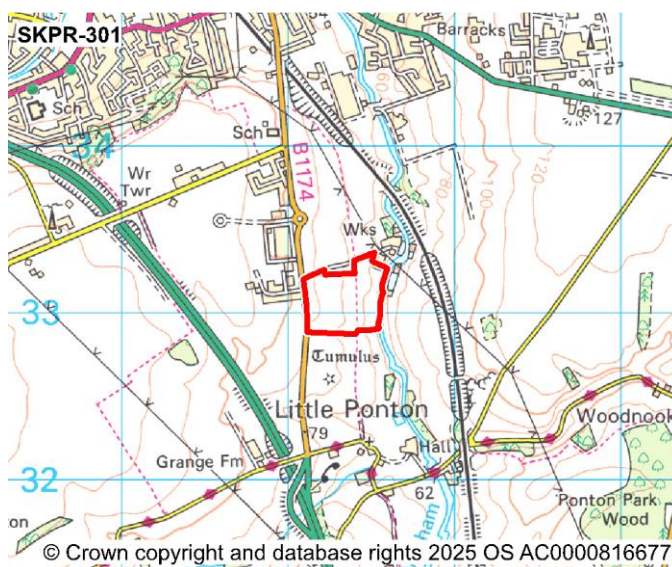
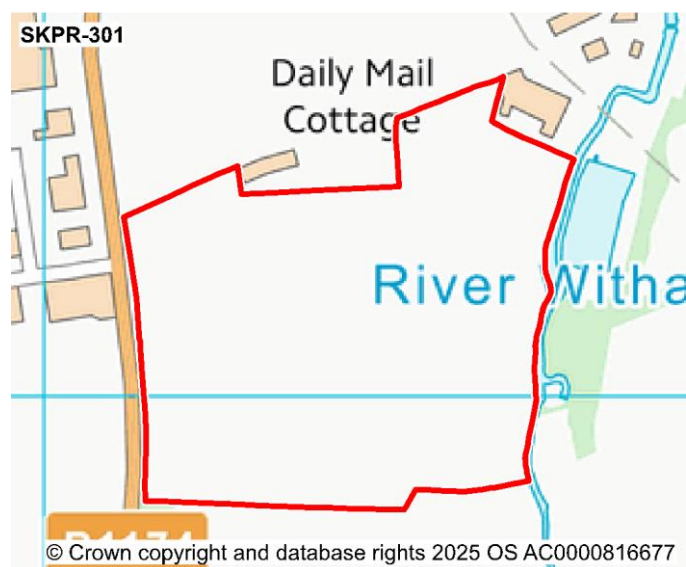
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site is in close proximity to identified SAP/SCI/SSSI - Allington Meadows SSSI. Natural England have advised Allington Meadows SSSI is sensitive to large infrastructure eg warehousing/industry where the total net additional gross internal floorspace following development is 1000m2 or more.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	2%
% of Overlap with Flood Zone 3	2%
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 1. Source Protection Location on site (Source 5 Bath Springs). The site is bordering a main river (Witham). Eastern side has areas of flood zone 2 and 3. In catchment of Marston WRC which has had over 80% capacity for the last 5 years. Site on Principle bedrock aquifer and Secondary A superficial aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Acceptable in principle, TA required to show suitable access on B1174 could be provided and impact on local network to be assessed - with other committed developments in area.

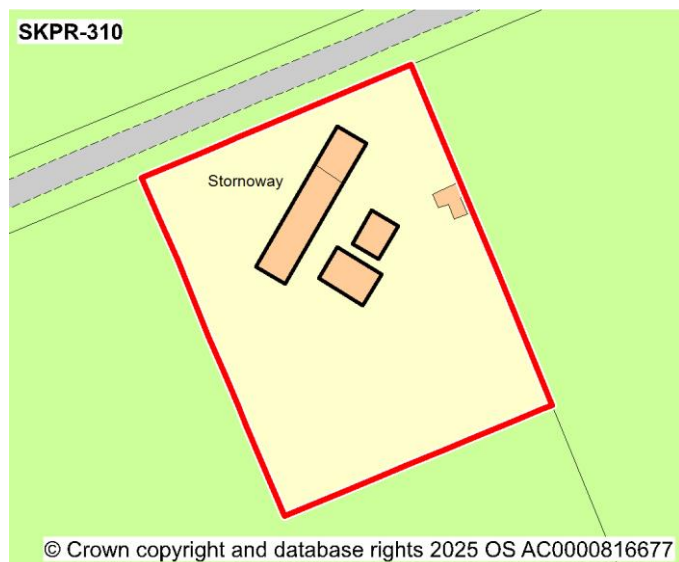
Ref: SKPR-301	Parish: Grantham	Proposed Use: Employment	Preferred Site: No
Does the site have suitable access	Part		
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code	M11		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - River Witham, Little Ponton LWS, & Saltersford Valley LWS
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	Yes
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Principle bedrock aquifer. Source protection zone 3. In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	This site is located in close proximity to the SRN. The development is likely to produce some cumulative impacts on the SRN, in conjunction with other proposals in the area. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP Cumulative Impact Assessments may be required in conjunction with other policies in the area
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Small site, will need ped connections to B1174
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

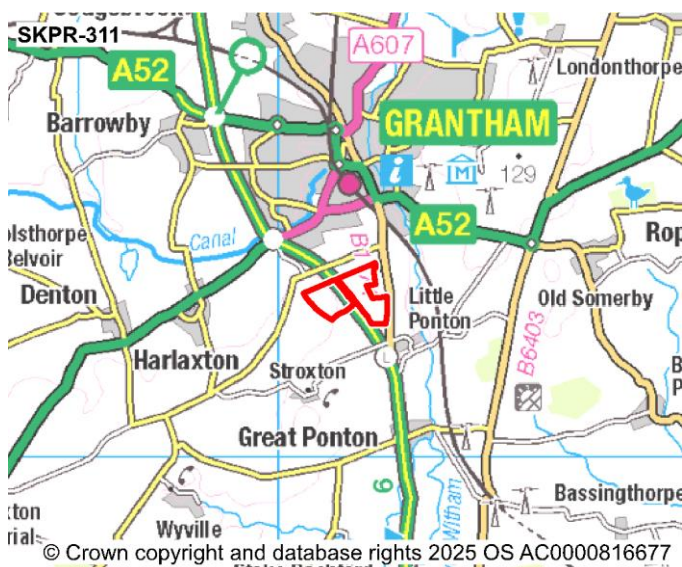
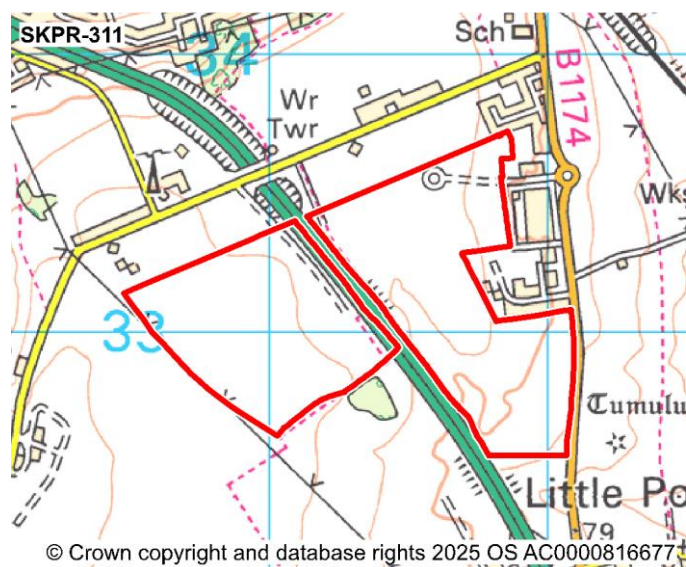
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council
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Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site forms part of site SKPR-334. Site SKPR-334 offers a suitable and sustainable location for mixed-use development (housing and gypsy and Traveller provision) within the 'Sub Regional Centre' of Grantham. Development will make provision for 2 hectares of permanent Gypsy and Traveller provision. Pedestrian facilities on Gorse Lane required, including consideration of the narrow bridge that crosses the A1. Noise assessment required, with consideration of the impact of the A1. Site will form a comprehensive development alongside site SKPR-189, SKPR-263, SKPR-190, SKPR-313.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source protection Zone 3 and source protection zone 1. Principle bedrock aquifer. In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	<p>The site is immediately adjacent to the SRN. The development is likely to produce significant impacts on the SRN</p> <p>Access from the SRN is unlikely to be accepted. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP.</p> <p>Access strategy will require clarification and identification.</p> <p>Cumulative Impact Assessments may be required in conjunction with other policies in the area.</p> <p>Boundary related matters likely to be required.</p>
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Believe most of this allocation already has planning consents
Does the site have suitable access	Yes

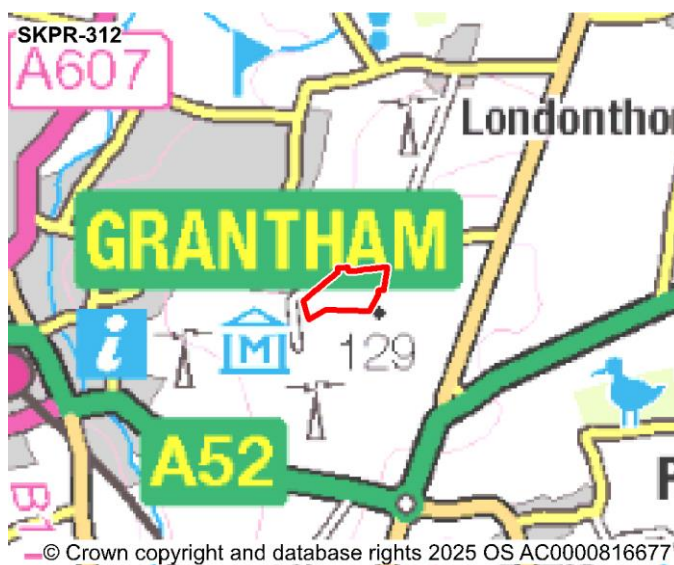
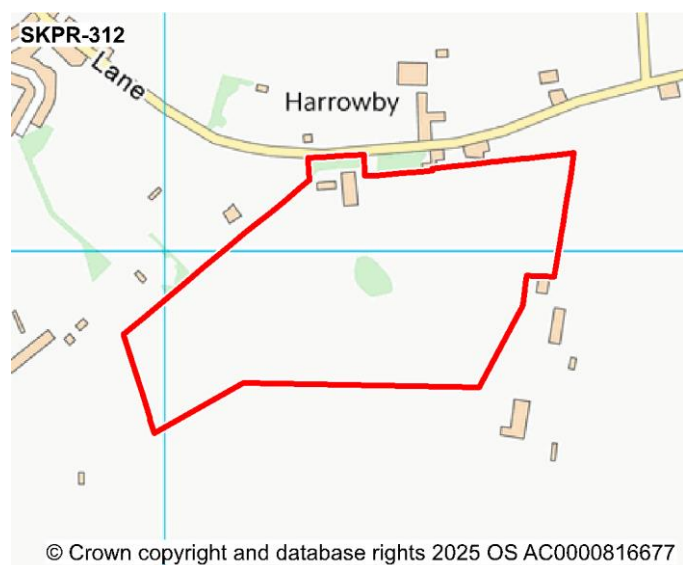
Ref: SKPR-311	Parish: Grantham	Proposed Use: Employment	Preferred Site: Yes
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code	M11		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	41%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	59%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

See comments in relation to SKPR-286



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source protection Zone 3. Principle bedrock aquifer. In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN; however, it is likely to generate a large number of trips that could use the SRN. Subject to further traffic and capacity assessments Likely to require a Transport Assessment and Travel Plan. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Remote site from Town Centre - requires significant sustainable transport mitigation and traffic impact on Harrowby Lane junctions likely to be unacceptable. Subject to TA.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

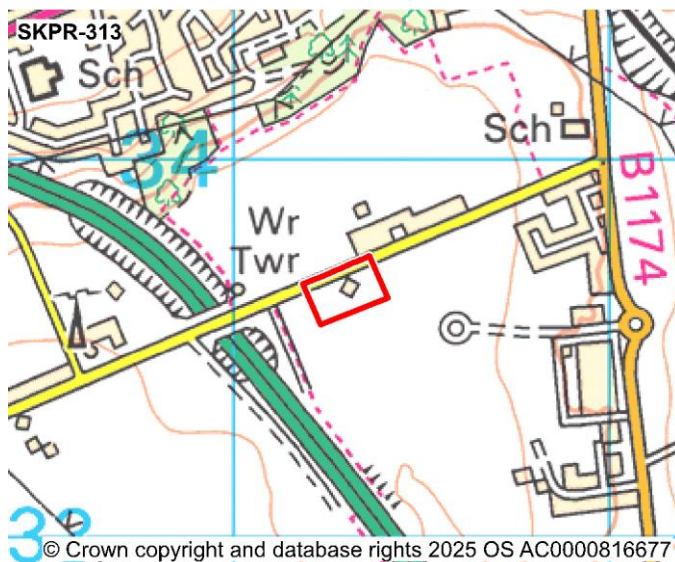
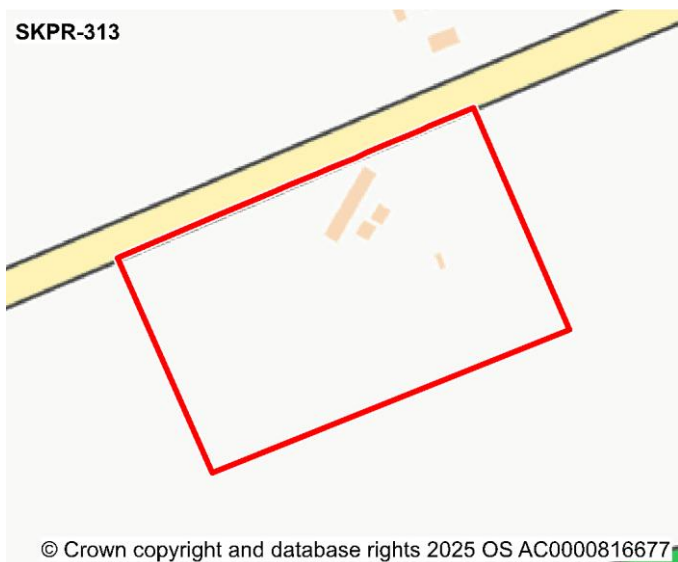
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

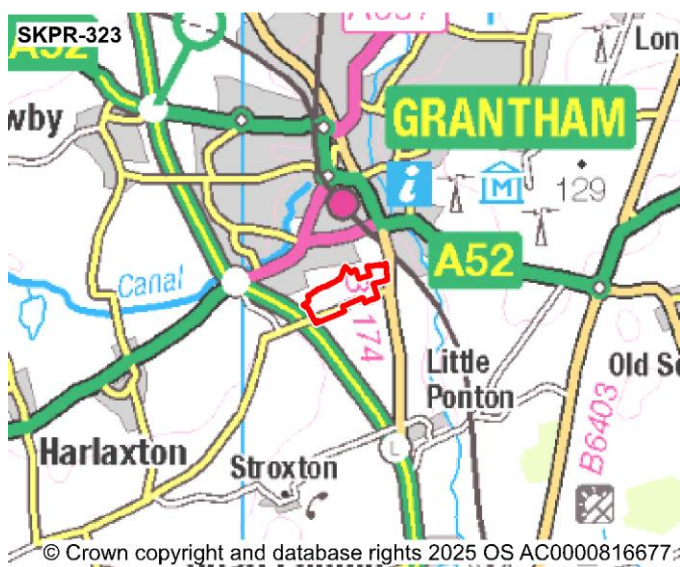
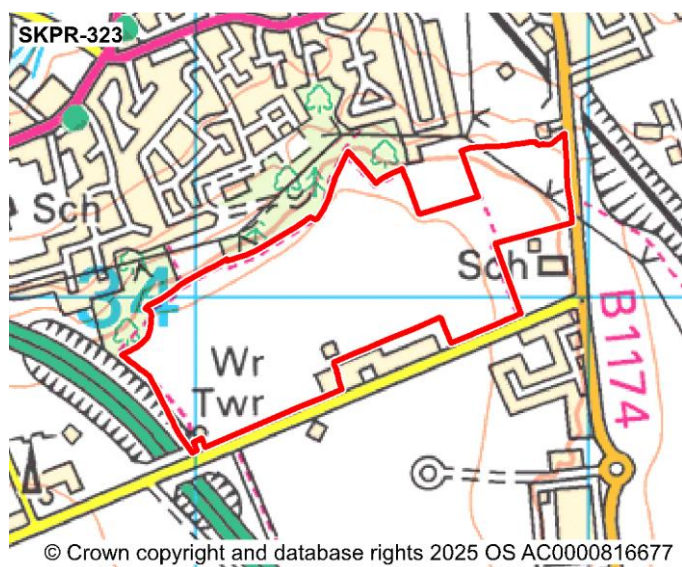
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Principle bedrock aquifer. Source protection zone 3. In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	This site is unlikely to generate high levels of trips, however it is more likely to involve operational and boundary-related matters. Subject to further traffic and capacity assessments. Likely to require a Transport Statement and CTMP. Boundary related matters likely to be required.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site forms part of site SKPR-334. Site SKPR-334 offers a suitable and sustainable location for mixed-use development (housing and gypsy and Traveller provision) within the 'Sub Regional Centre' of Grantham. Development will make provision for 2 hectares of permanent Gypsy and Traveller provision. Pedestrian facilities on Gorse Lane required, including consideration of the narrow bridge that crosses the A1. Noise assessment required, with consideration of the impact of the A1. Site will form a comprehensive development alongside site SKPR-189, SKPR-263, SKPR-310, SKPR-190.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 3. Principle and Secondary A bedrock aquifer. In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Key considerations are for connections and improvements to the existing PRow network, along with highway improvements along Gorse Lane. TA is required. Multiple access points to serve the development.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes

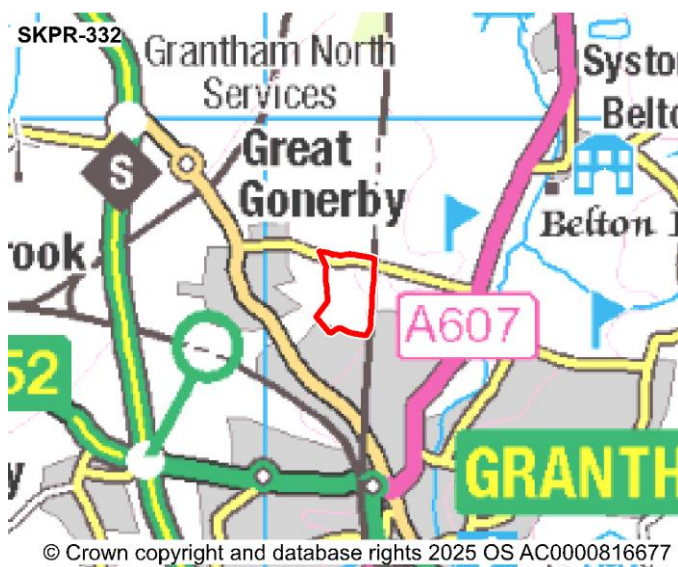
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Aveling Barford's Industrial Site LWS
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	88%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site is a suitable location for development on the edge of Grantham. Connections required to the north through upgrade of the existing cycle and footpath onto Denton Avenue. Connections to the Public Right of Way required. A Transport Assessment is required. Non-designated heritage assets to be considered through a Heritage Impact Assessment.



Major Constraints

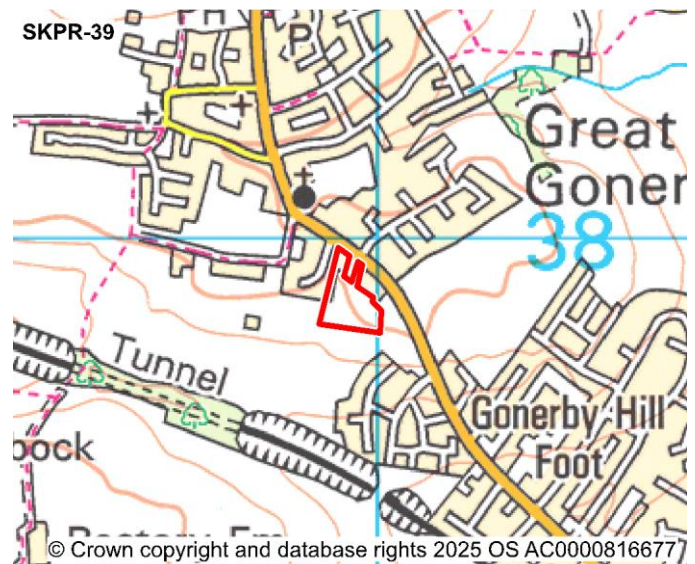
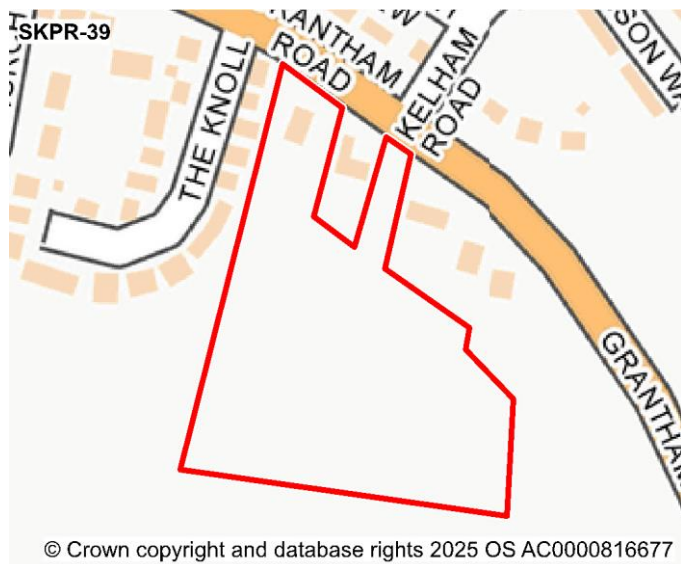
Constraint	Assessment
Settlement Hierarchy	Grantham
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Marston Water Recycling Centre (WRC) which has had over 80% capacity for the last 5 years. Secondary bedrock aquifer. Watercourse (not a main river) runs through site.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP.
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	Significant junction improvements and S106, known capacity issues and reliant on 3rd party land.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Local Road Network and Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

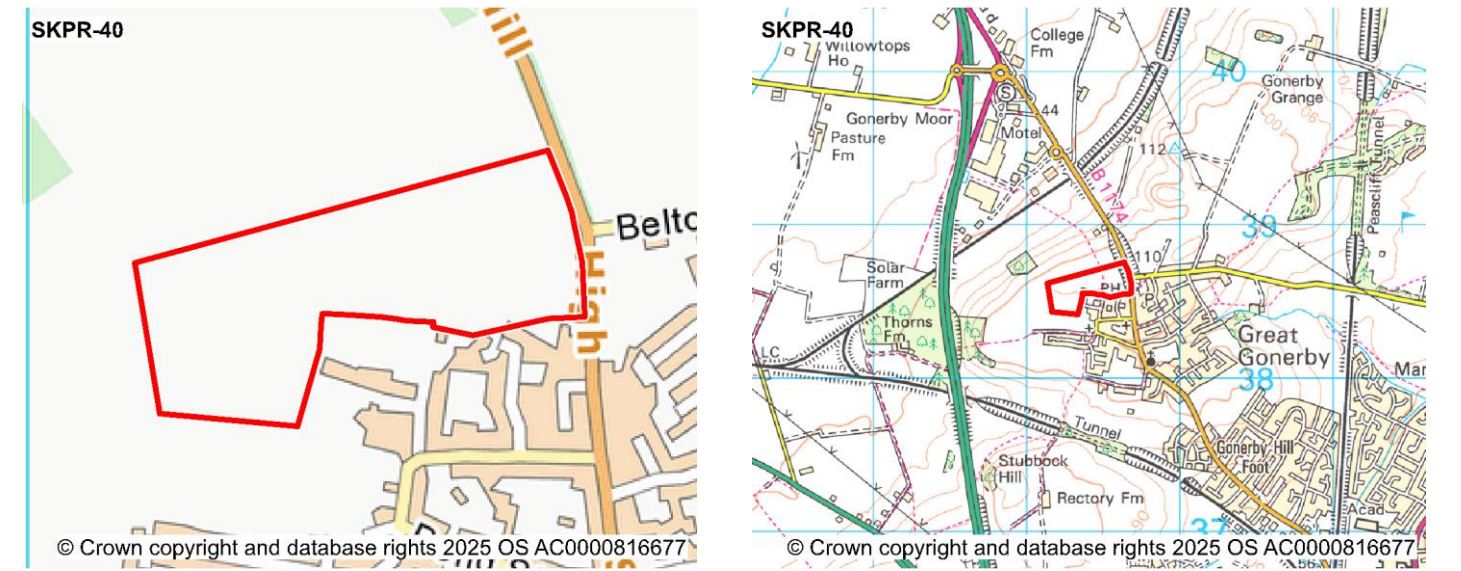
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Access adjacent 16 will require the relocation of the bus stop.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	69.32%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	30.68%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Great Gonerby Conservation Area, which would need to be addressed.



Major Contraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Less than 3kms from SRN, more than 40 trips to reach SRN
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Existing access issues to Newark Hill (Belton Lane jnc B1174 vis ok, minor/major stop control (capacity issues as per previous applications requires improvement + couple of accidents). Access from Highfield Mews appears acceptable (widths/FW provision ok). Green Street jnc with High Street vis ok if no cars parking to access adjacent shops. Drop kerbs/tactiles required throughout village.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

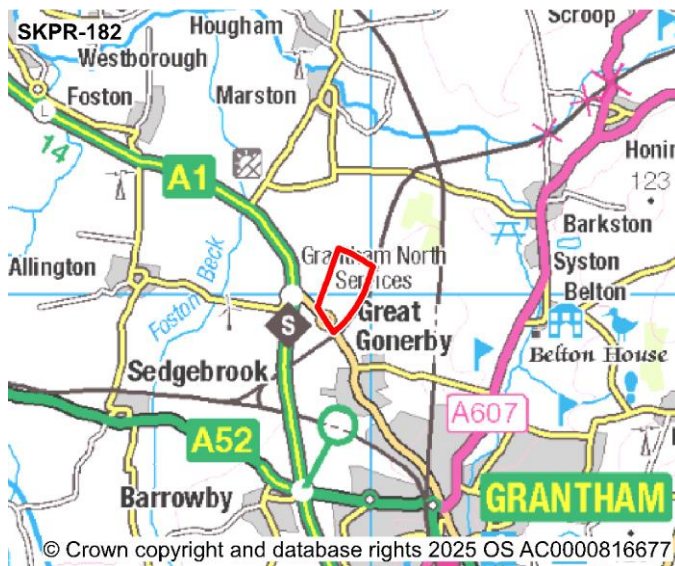
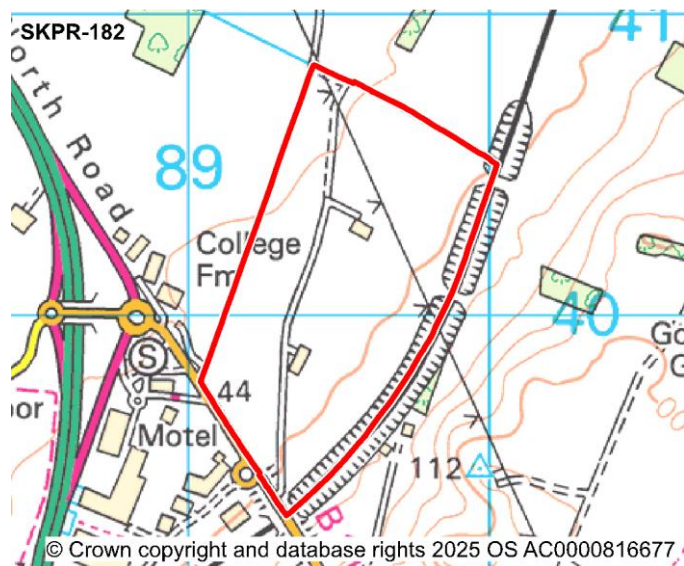
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Abutting the SRN, more than 100 trips to reach SRN
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	TA would need to demonstrate suitable access, if roundabout needed then this could be difficult to achieve. Footway/cycleway needed to be provided on west side of 1184 to connect to existing facilities. Site is remote from Town Centre likely to be mainly car users and not sustainable transport. Newark Hill/BELton Lane junction likely to need upgrading.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	Safeguarded existing waste site and allocated waste site (W8) adjacent to northern boundary on opposite side of railway line.

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

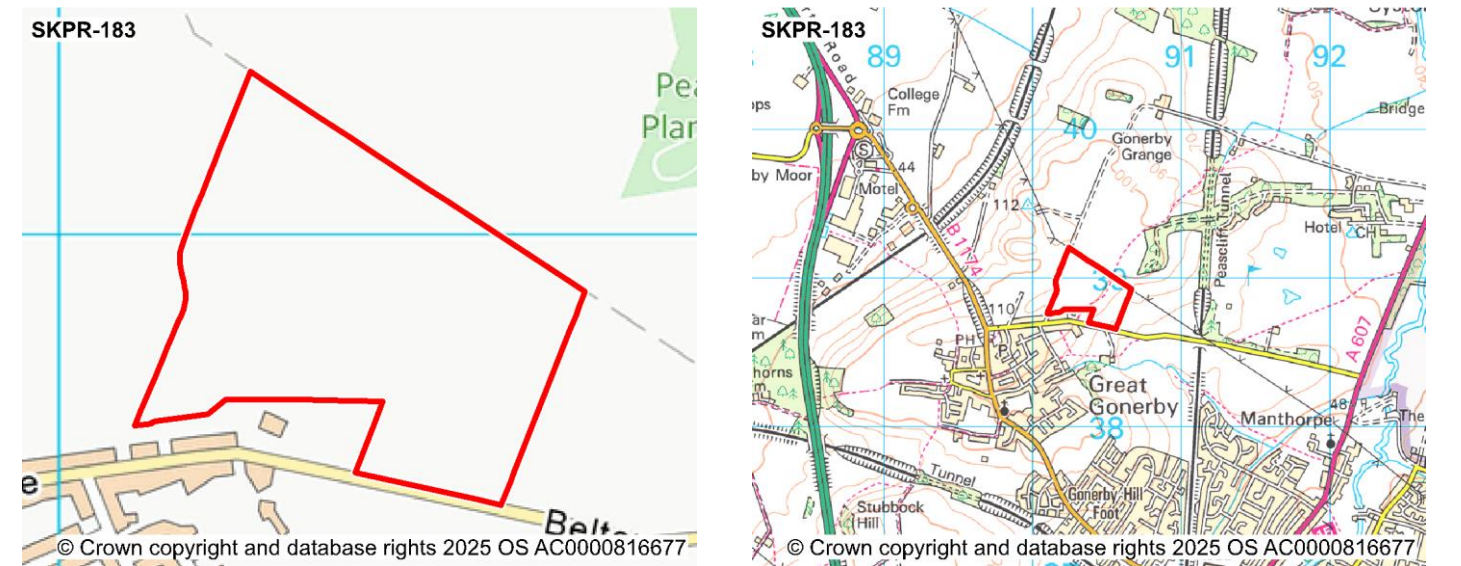
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable, subject to TA. Large site, traffic impact will need to be mitigated esp Newark Hill/Belton Lane.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Employment Land Study 2023 recommends that the site is allocated for employment generating uses. The Employment Land Study 2023 concludes that the site benefits from direct access to the strategic road network and could facilitate intense HGV movements. The current low intensity of use on this site presents opportunity for future development and intensification, which can significantly increase the provision of employment land in this location.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	"7.5T weight limit to Belton Lane. 30/60mph at end of existing curtilage. Boundary treatment (vegetation) to achieve visibility. FW/cycle provision required to link back to village. Existing FW to Belton Lane to north side (part) then crossed to south (informal and uncontrolled - requires improvement?), stops short of the Belton Lane/B1174 jnc. Are there alternative FW links into the village - yes via Easthorpe Road & Long Street? Speed limit changes across site frontage? Belton Lane jnc B1174 vis ok, minor/major stop control (capacity issues as per previous applications requires improvement + couple of accidents).Belton Lane jnc A607 vis ok, major/minor give way control with red central hatching to major. Accident cluster."

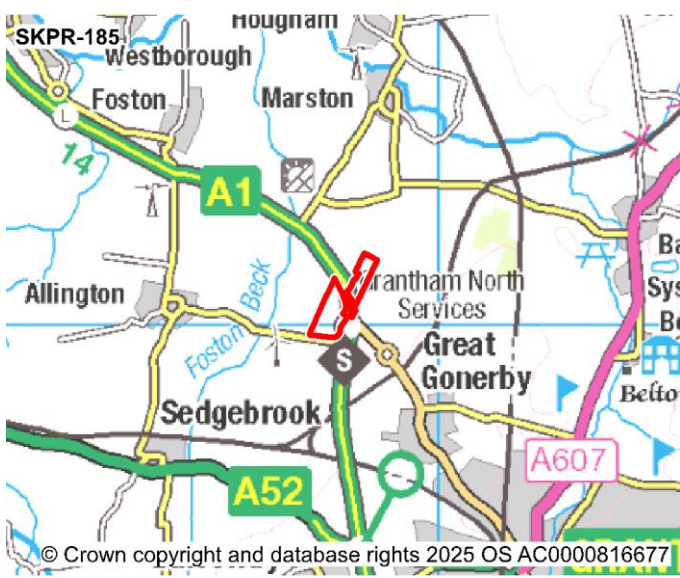
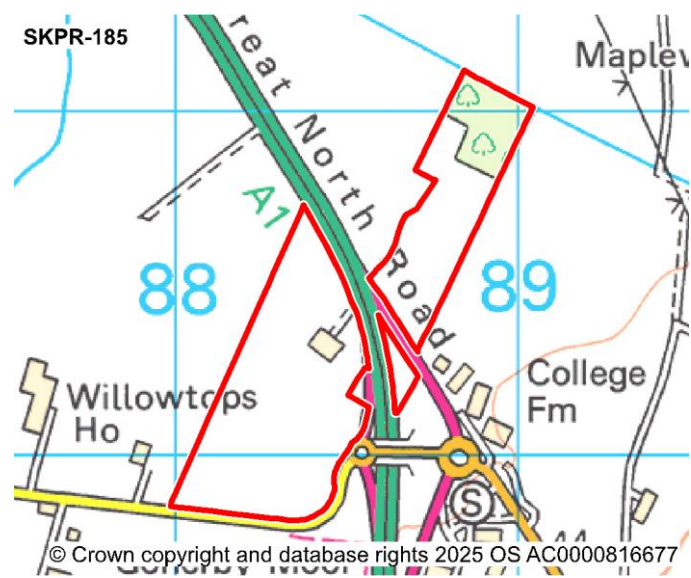
Ref: SKPR-183	Parish: Great Gonerby	Proposed Use: Residential	Preferred Site: No
Does the site have suitable access	Part		
Site Affected by Minerals and Waste Policy	No		
Minerals and Waste Policy Code	N/A		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	68.75%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	31.25%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Major

Statutory comments on Highway Network (Highways England)

The access strategy is unclear. The site is immediately adjacent to the SRN. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Access strategy will require clarification and identification. Cumulative Impact Assessments may be required in conjunction with other policies in the area. Boundary related matters likely to be required. The site is immediately adjacent to the SRN. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Access strategy will require clarification and identification. Cumulative Impact Assessments may be required in conjunction with other policies in the area. Boundary related matters likely to be required.

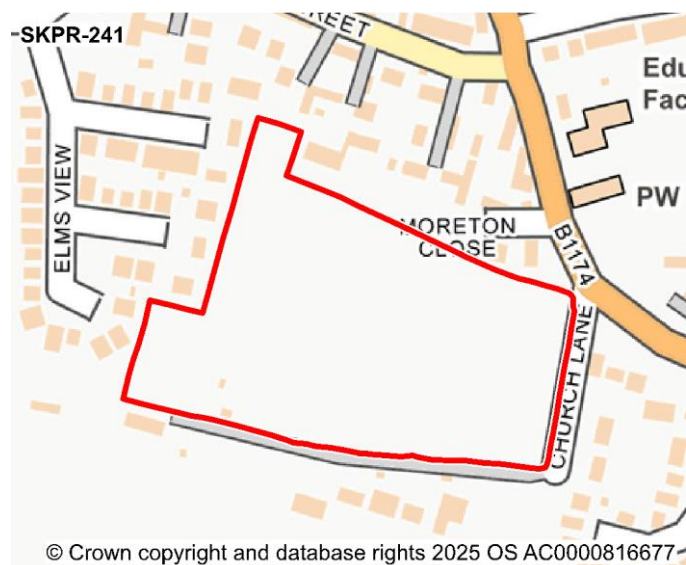
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Part of site south of A1 same as SKPR202. Part north of A1 access onto B1174 not suitable for large development. Requires TA.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Local Road Network and Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

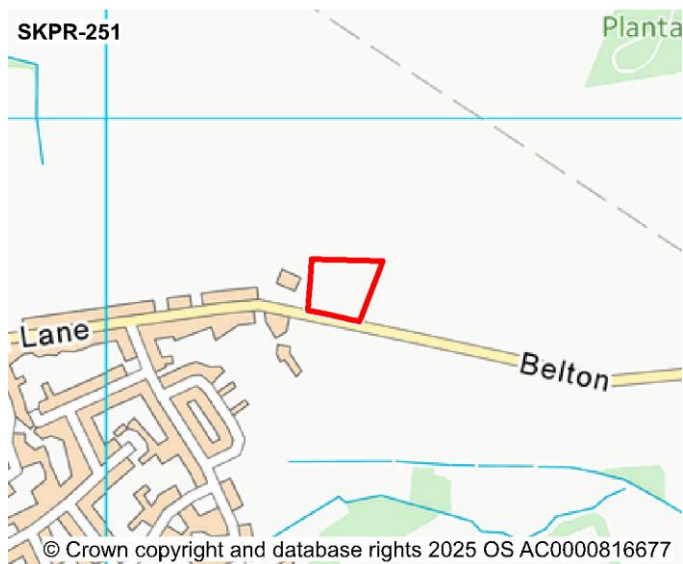
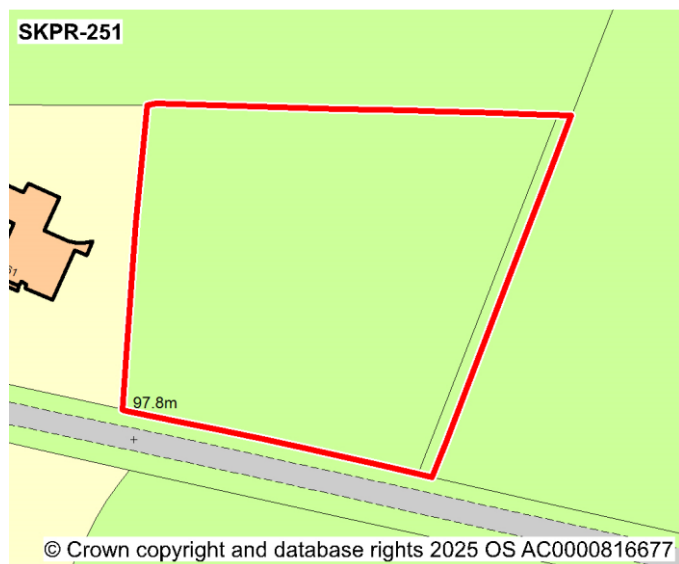
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Less than 3kms, however number of trips to reach multiple SRn are less than 40. Hence, moderate impact.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Church Lane single track restricted byway. Surfaced to bend only. No footways/kerbing/drainage. Would require bringing up to adoptable standard to point of access. Improvements to link to PROW. SW flood issues. Church Lane jnc with Grantham Road vis ok. FW provision to Grantham ok with good access to shops and school.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	Yes
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	Yes
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Great Gonerby. Pedestrian links to be provided into the village with connections to the public right of way to the south. The site to make highway improvements to Church Lane. Hedgerows and important site features to be retained.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	7.5T weight limit to Belton Lane. 30/60mph at end of existing curtilage. Boundary treatment (vegetation) to achieve visibility. FW/cycle provision required to link back to village. Existing FW to Belton Lane to north side (part) then crossed to south (informal and uncontrolled - requires improvement?), stops short of the Belton Lane/B1174 jnc. Are there alternative FW links into the village - yes via Easthorpe Road & Long Street? Speed limit changes across site frontage? Belton Lane jnc B1174 vis ok, minor/major stop control (capacity issues as per previous applications requires improvement + couple of accidents). Belton Lane jnc A607 vis ok, major/minor give way control with red central hatching to major. Accident cluster.

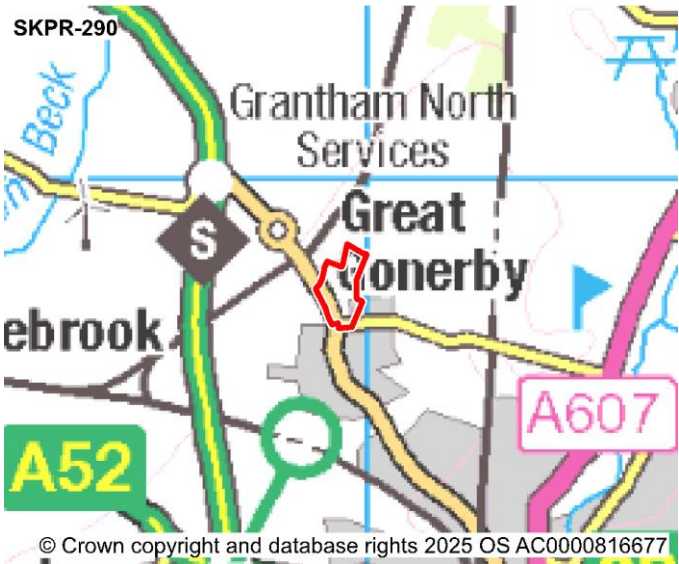
Ref: SKPR-251	Parish: Great Gonerby	Proposed Use: Residential	Preferred Site: No
Does the site have suitable access	Part		
Site Affected by Minerals and Waste Policy	No		
Minerals and Waste Policy Code	N/A		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Marston Water Recycling Centre (WRC) which has had over 80% capacity for the last 5 years. Site on partial secondary A aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	<p>The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRNSubject to further traffic and capacity assessments.</p> <p>Likely to require a Transport Assessment, Travel Plan and CTMP.</p> <p>Cumulative Impact Assessments may be required in conjunction with other policies in the area (SKPR-302, SKPR-303).</p>
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Newark Hill / Belton Lane junction requires mitigation, This larger site could possibly provide alternative junction arrangements. TA required and sustainable connections to Gonerby/Grantham.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No

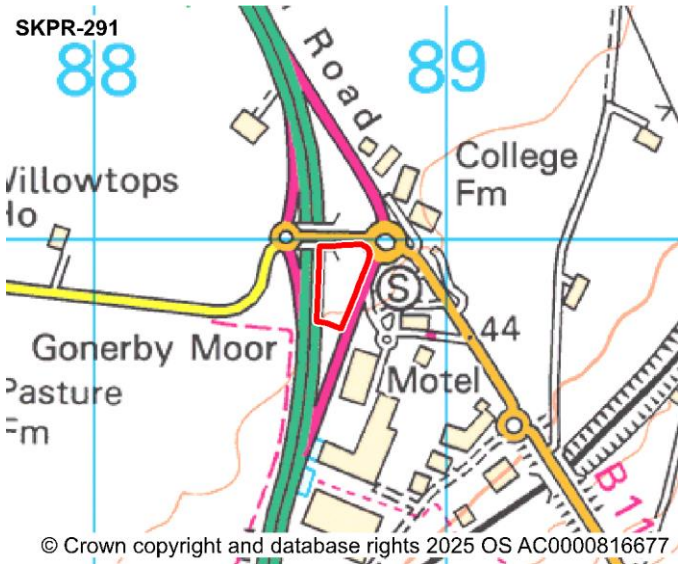
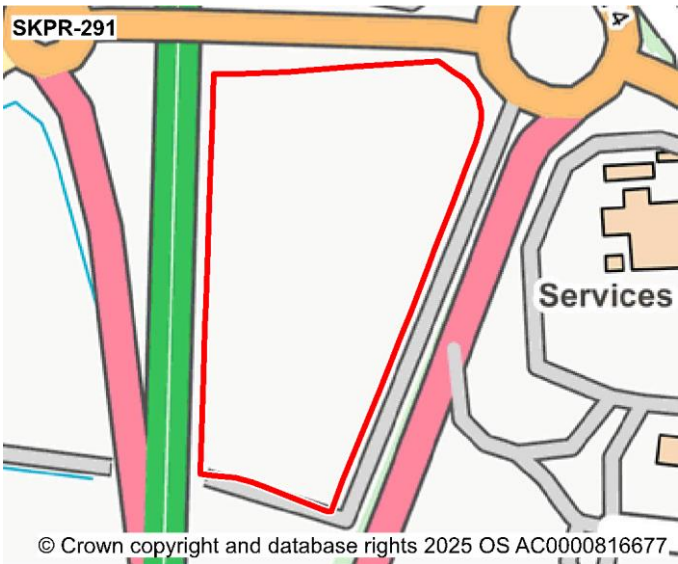
Ref: SKPR-290	Parish: Great Gonerby	Proposed Use: Residential	Preferred Site: No
Minerals and Waste Policy Code	N/A		
Statutory consultee comment on Minerals and Waste	o comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	24
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	76
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Contraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary B bedrock aquifer. In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Allington Meadows SSSI sensitive to large infrastructure eg warehousing/industry where the total net additional gross internal floorspace following development is 1000m2 or more.
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	<p>The access strategy is unclear.</p> <p>The site is immediately adjacent to the SRN.</p> <p>The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments.</p> <p>Likely to require a Transport Assessment and Travel Plan and CTMP.</p> <p>Access strategy will require clarification and identification.</p> <p>Cumulative Impact Assessments may be required in conjunction with other policies.</p> <p>Boundary related matters likely to be required.</p>
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	No highway access to LCC roads (maybe possible to National Highways slip roads)

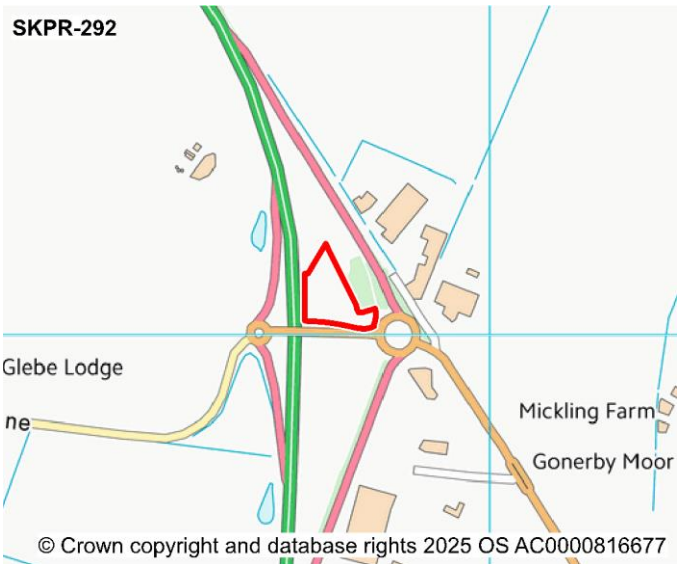
Ref: SKPR-291	Parish: Great Gonerby	Proposed Use: Employment	Preferred Site: No
Does the site have suitable access	No		
Site Affected by Minerals and Waste Policy	No		
Minerals and Waste Policy Code	N/A		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site is in close proximity to identified Allington Meadows SSSI and therefore could cause environmental implications on the designated site. Other more suitable sites are available to meet required need across the plan period.



Major Contraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary B bedrock aquifer. In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Allington Meadows SSSI sensitive to large infrastructure eg warehousing/industry where the total net additional gross internal floorspace following development is 1000m2 or more.
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	<p>The access strategy is unclear.</p> <p>The site is immediately adjacent to the SRN.</p> <p>The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments.</p> <p>Likely to require a Transport Assessment, Travel Plan and CTMP.</p> <p>Access strategy will require clarification and identification.</p> <p>Cumulative Impact Assessments may be required in conjunction with other policies.</p> <p>Boundary related matters likely to be required.</p>
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	No highway access to LCC roads (maybe possible to National Highways slip roads)

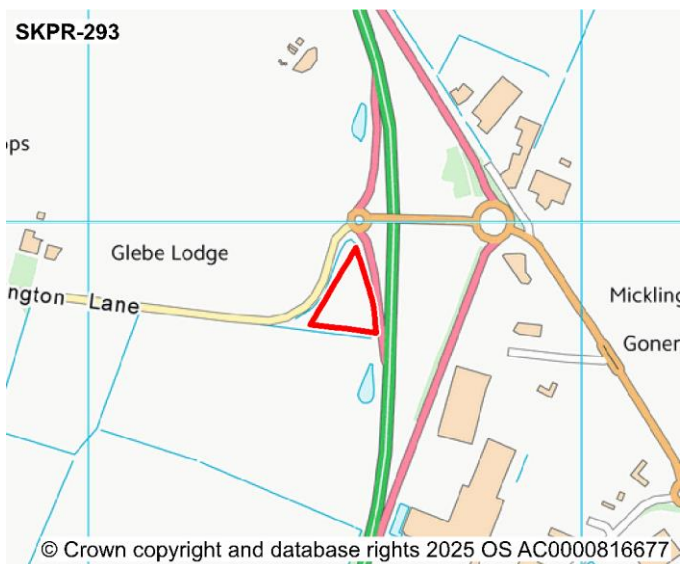
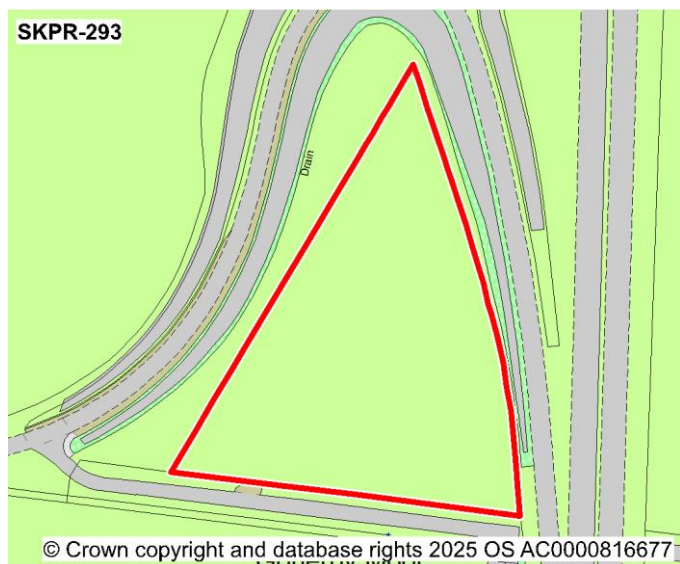
Ref: SKPR-292	Parish: Great Gonerby	Proposed Use: Employment	Preferred Site: No
Does the site have suitable access	No		
Site Affected by Minerals and Waste Policy	No		
Minerals and Waste Policy Code	N/A		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site is in close proximity to identified Allington Meadows SSSI and therefore could cause environmental implications on the designated site. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary B bedrock aquifer. In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Allington Meadows SSSI sensitive to large infrastructure eg warehousing/industry where the total net additional gross internal floorspace following development is 1000m2 or more.
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is immediately adjacent to the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP Cumulative Impact Assessments may be required in conjunction with other policies Boundary related matters likely to be required The development is likely to produce significant impacts on the SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Potential access from south of site to Gonerby Lane
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No

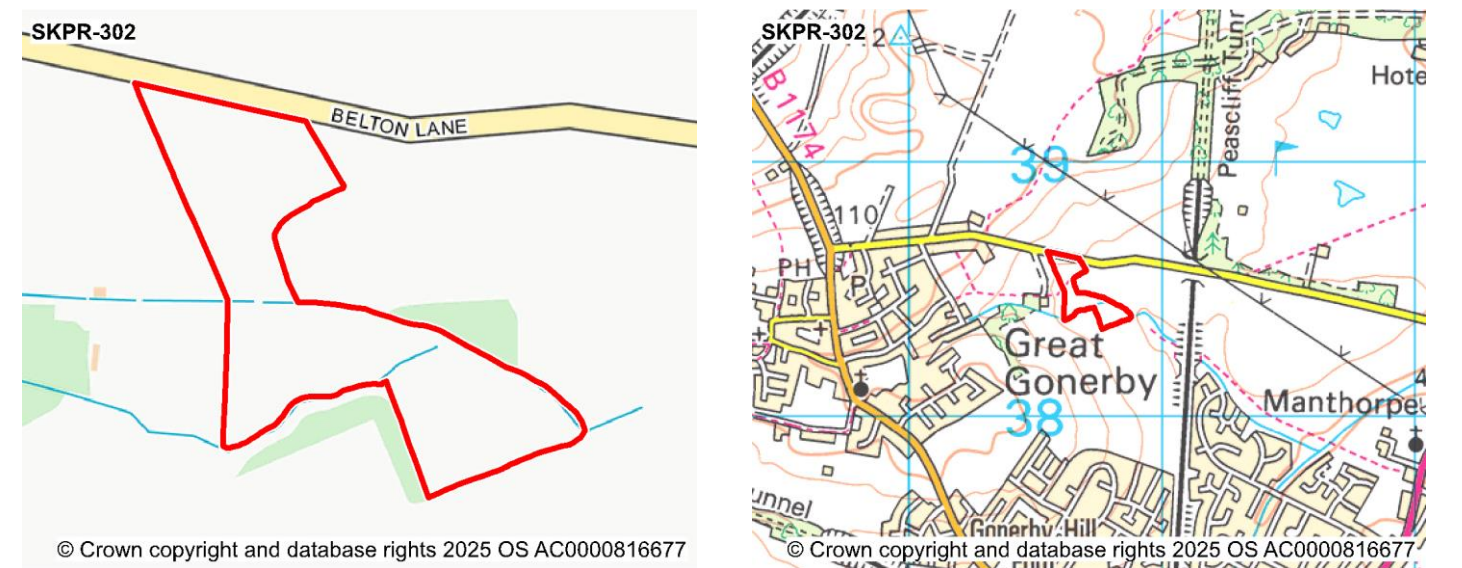
Ref: SKPR-293	Parish: Great Gonerby	Proposed Use: Employment	Preferred Site: No
Minerals and Waste Policy Code	N/A		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site is in close proximity to identified Allington Meadows SSSI and therefore could cause environmental implications on the designated site. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

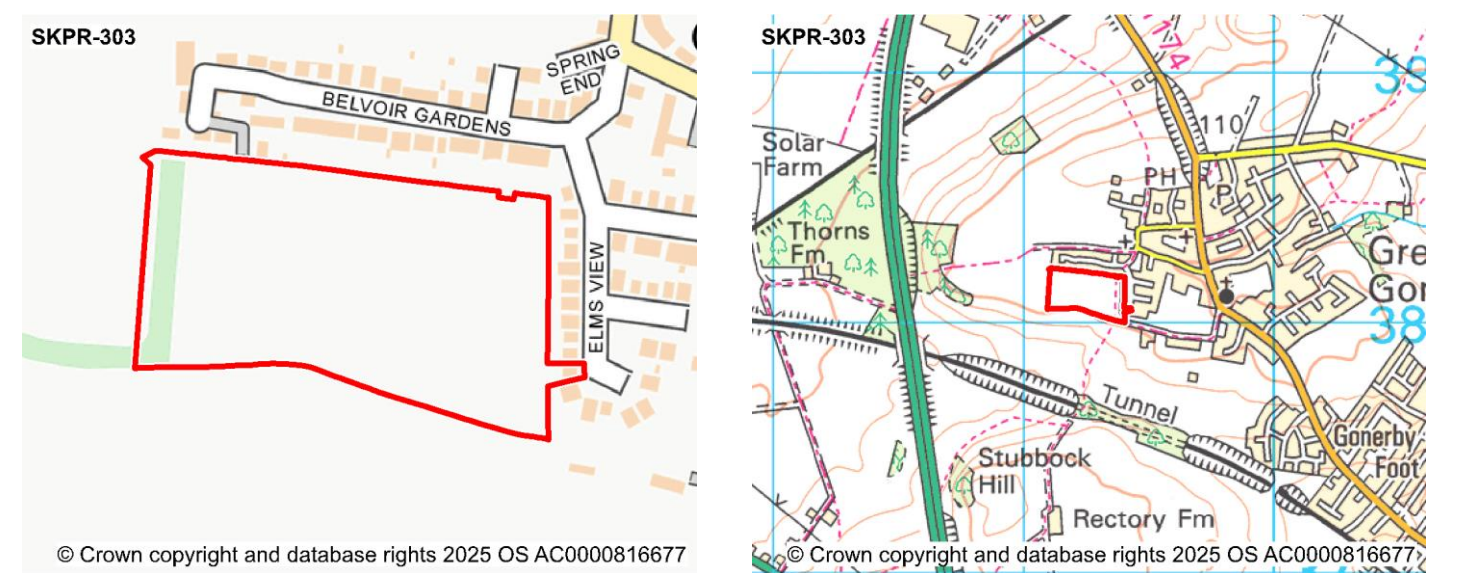
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Marston WRC which has had over 80% capacity for the last 5 years.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments Likely to require a Transport Assessment and Travel Plan Cumulative Impact Assessment may be required with other policies in the area (SKPR-290, SKPR-303).
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	Newark Hill / Belton Lane junction requires significant mitigation.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Local Road Network/Local Road Network/ Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Marston WRC which has had over 80% capacity for the last 5 years. Seconday A bedrock aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Falls within the catchment risk zone of Allington Meadows SSSI therefore advise that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	This site is located in close proximity to the SRN. It is likely to produce some cumulative impacts on the SRN, in conjunction with other proposals in the area. Subject to further traffic and capacity assessments Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessments may be required with other policies in the area (SKPR-290, SKPR-302).
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Access though 22 Elms View may be possible - dependant on widths. Adverse impact on Elms View.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A

Statutory consultee comment on Minerals and Waste

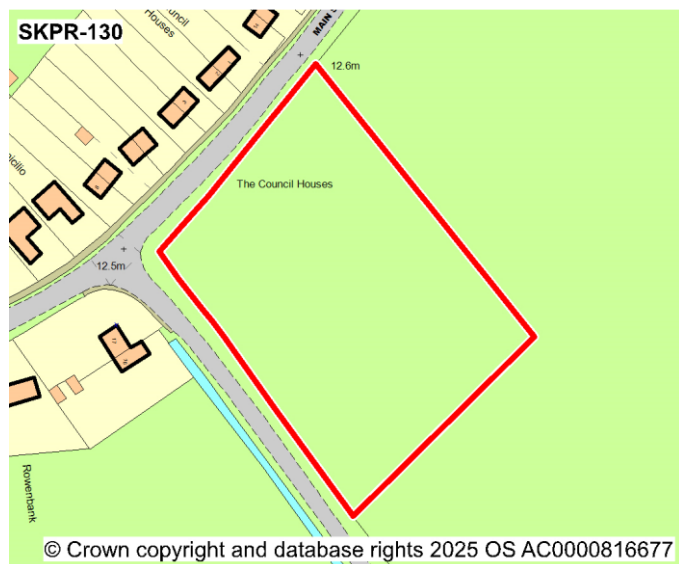
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	0 - 3km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site is in close proximity to identified SAP/SCI/SSSI – Allington Meadows (SSSI) and therefore could cause environmental implications on the designated site. Natural England have advised that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

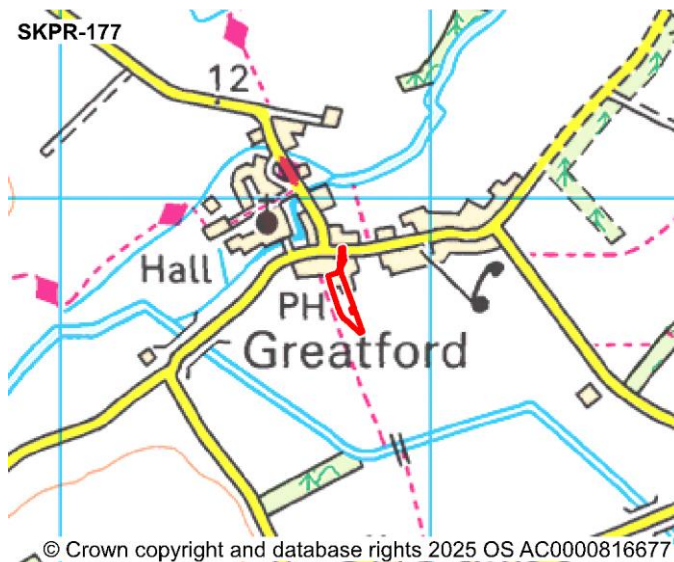
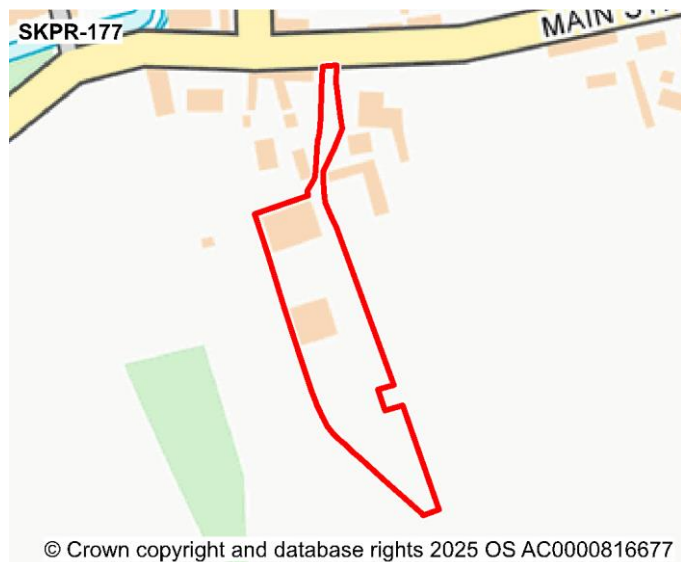
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Preferred access from Baston Road, will need to provide some mitigation to the overspill parking on Baston Road, PROW to be aware of SW of the site. Uncontrolled pedestrian crossing required to existing footway.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Langtoft Gravel Pits

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Greatford Road Verge, South
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

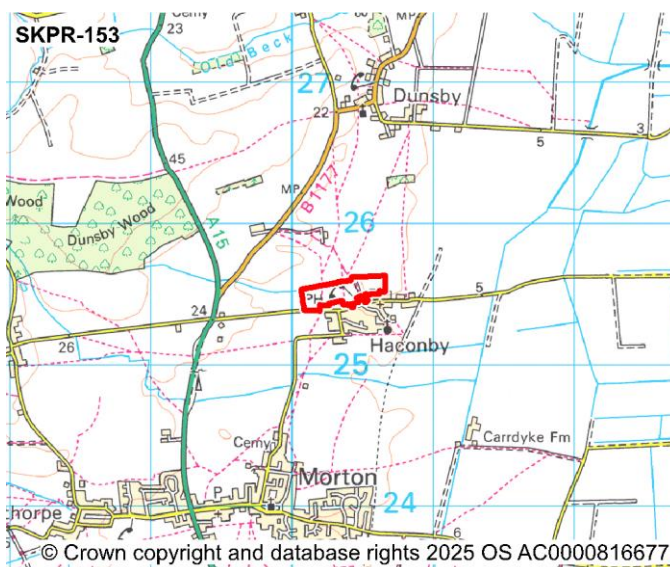
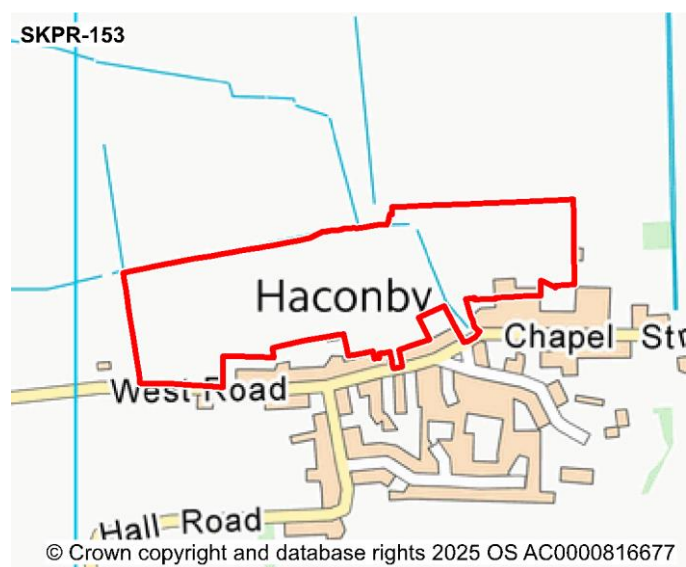
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	11.2%
% of Overlap with Flood Zone 3	6.15%
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Suitable for a private drive but suggest capacity is reduced dramatically. Surface water flood risk
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

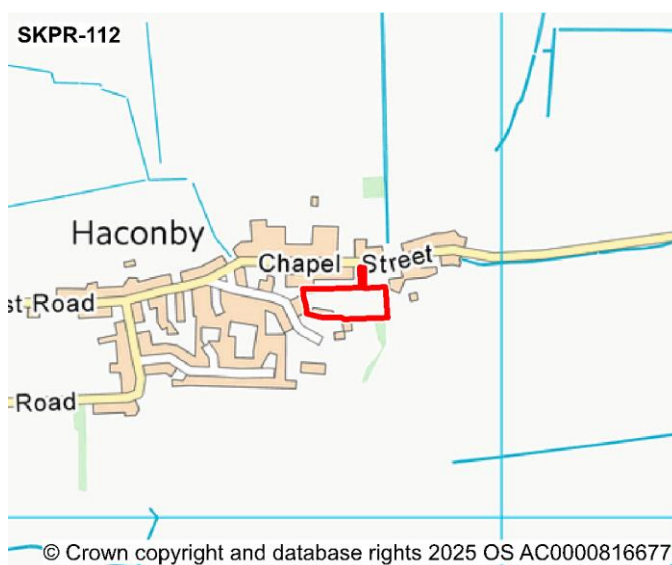
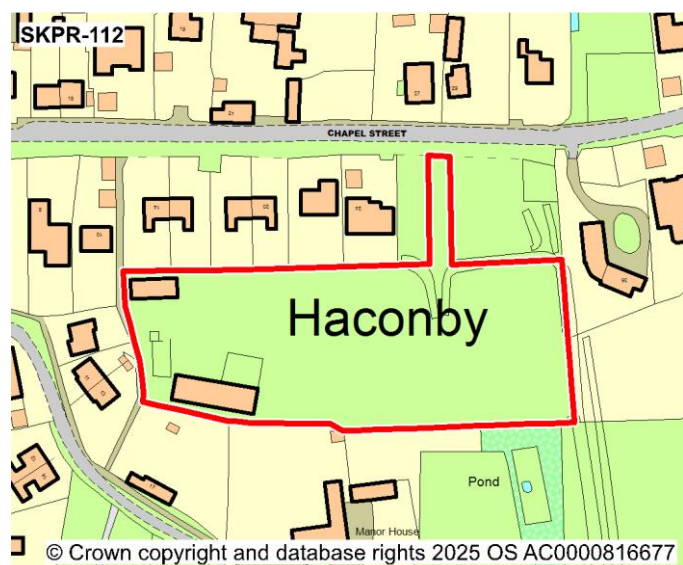
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	More than 10 kms, number of trips reaching the SRN would be less.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA required, local road network likely to have capacity for traffic, pedestrian and cycle connections into Haconby needed, possibility of multiple connection points to Main Street/West Road; and improved bus services
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	32.79%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	67.21%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	Yes
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

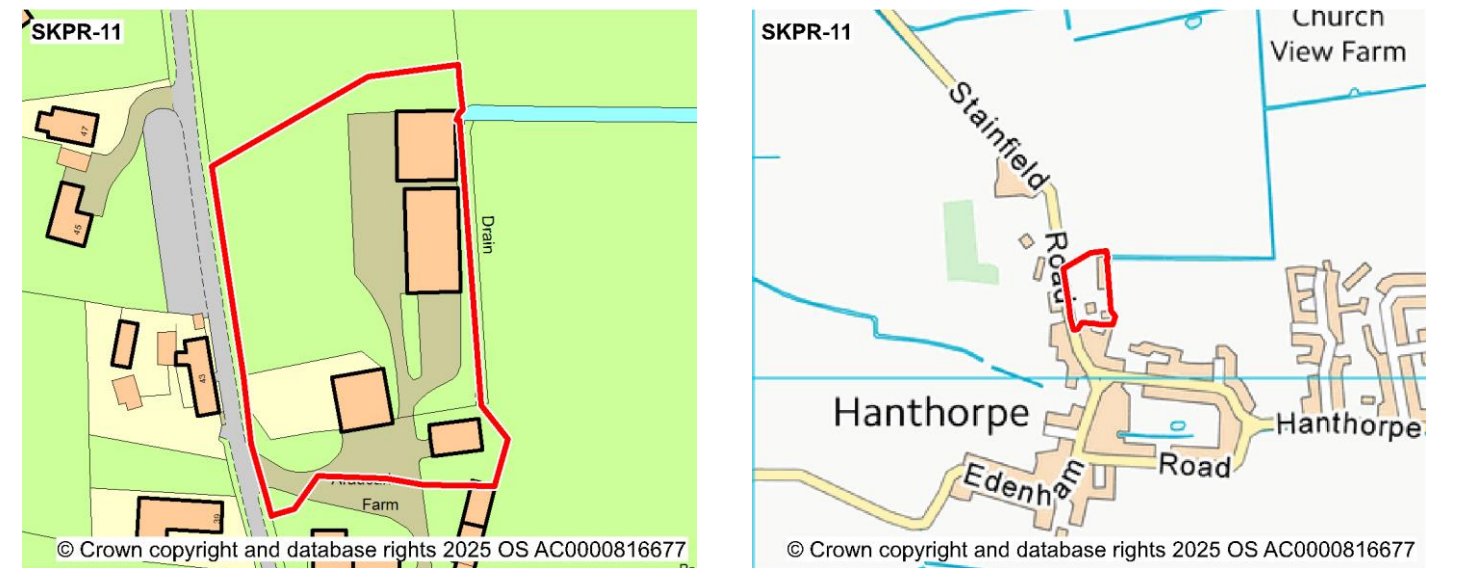
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Frontage footway on Chapel Street and connections to existing footways
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

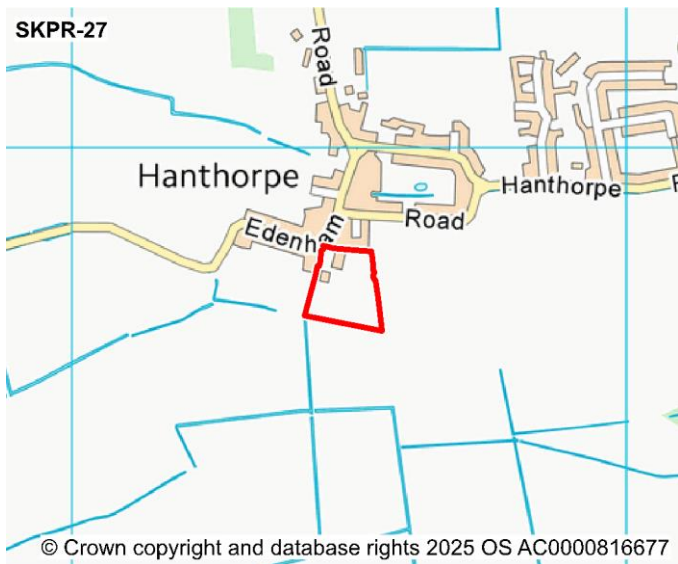
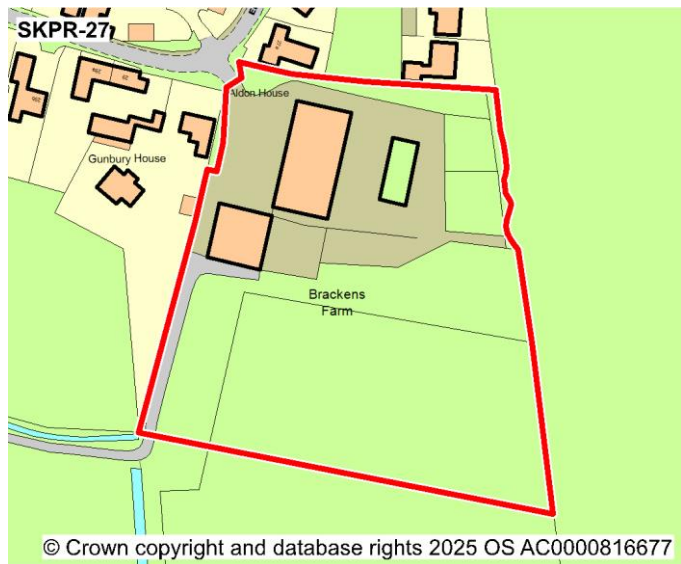
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	No footways and narrow road - some form of development is acceptable suggest no more than 6 off a private drive. PROW present.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

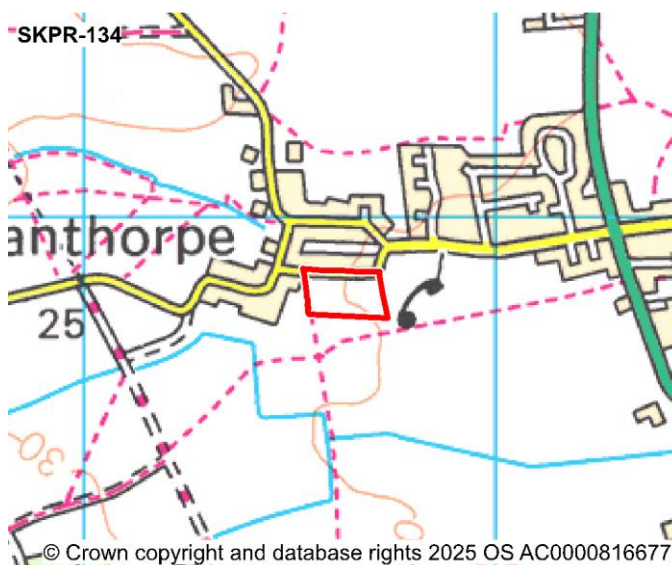
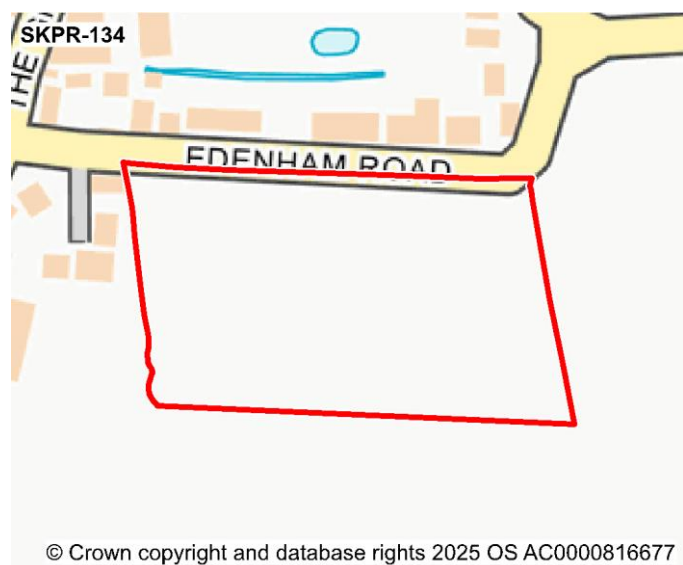
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Connection required to PROW. Surface water flood risk.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

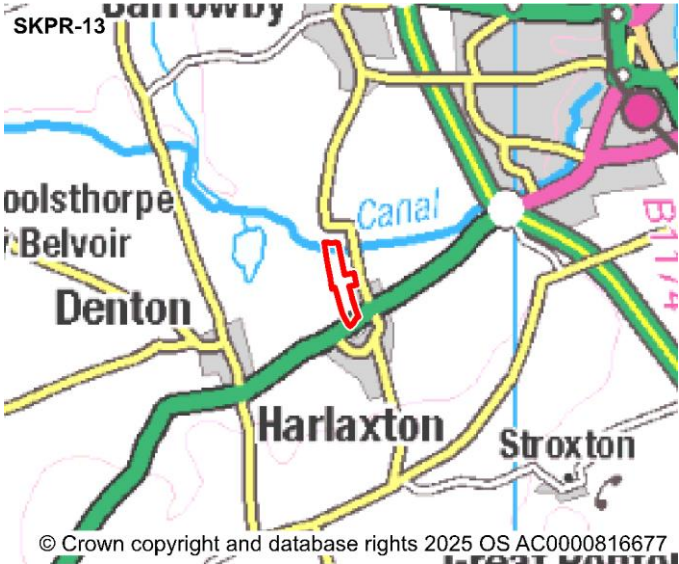
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Carriageway widening and pedestrian footway improvements at junction with Hanthorpe Road
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to A607 suitable, TA required but impact likely to be acceptable.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Grantham Canal and Canal Bank
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	Yes
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	23.35%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	76.65%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been assessed as a whole, however, a smaller site size of (6.2ha) has been considered for allocation. See comments in relation to site SKPR-318.



Major Constraints

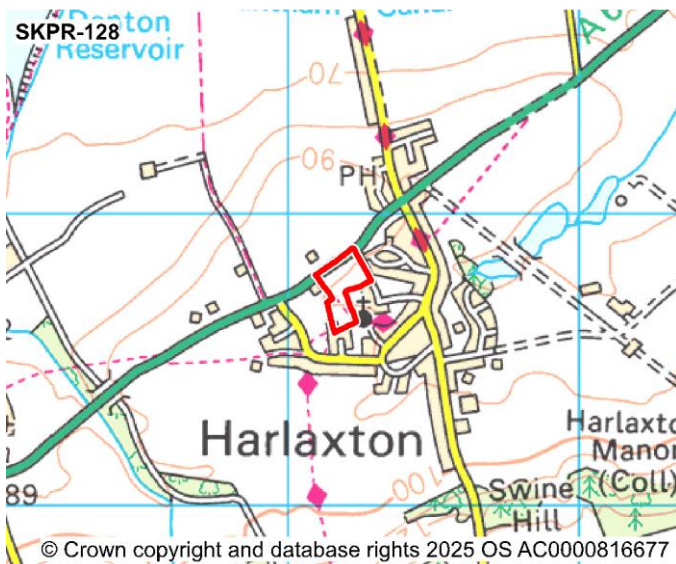
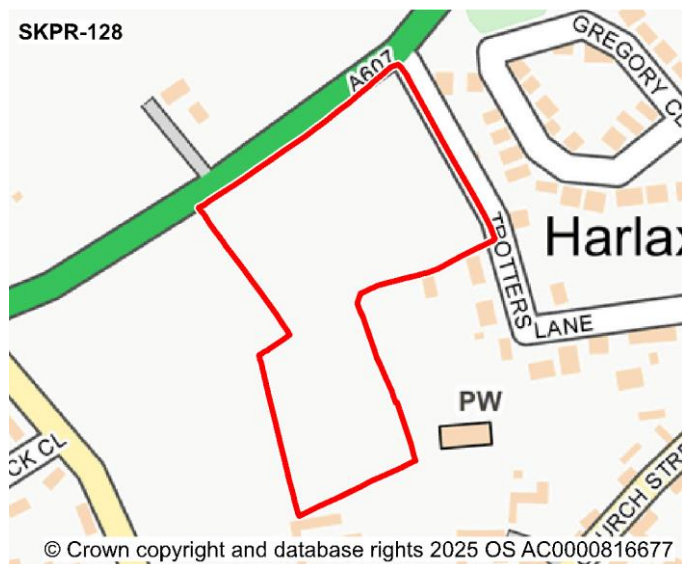
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	30mph. FW adj and opposite. Vis achievable depending on poition. SW flood issues. Possible 3rd party land issues if access direct to The Drift. Ped crossing issues A607?
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	14.43%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	85.57%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has full planning permission (S24/0070) and the principle of development is established, therefore not required for allocation.



Major Constraints

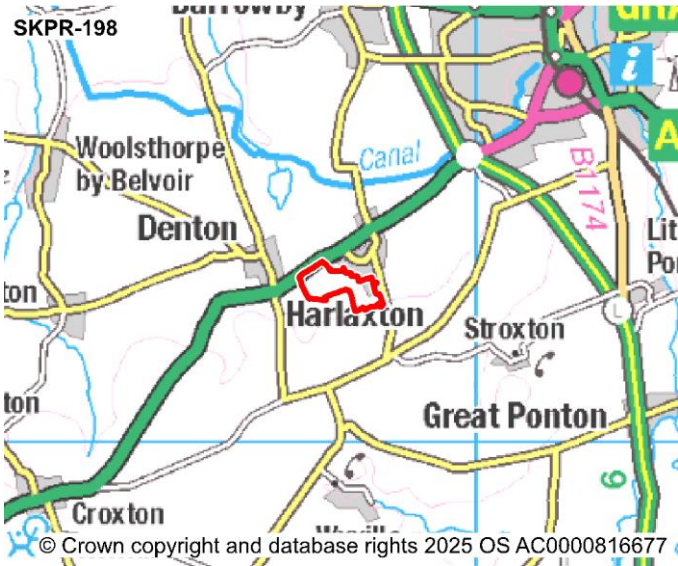
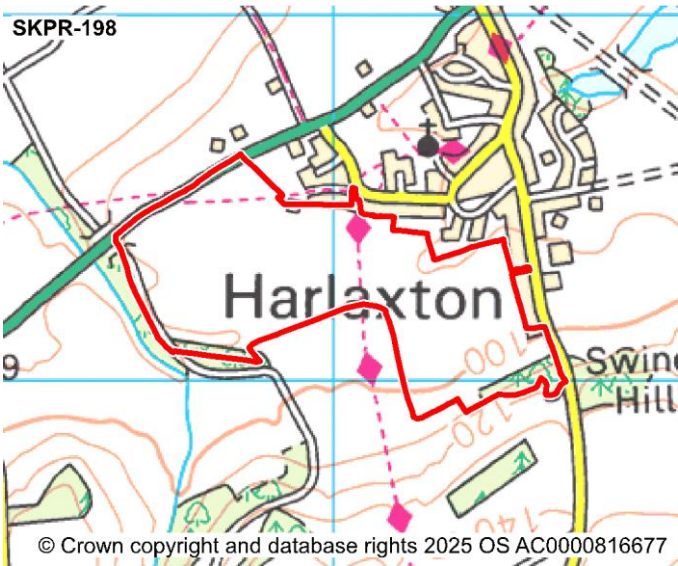
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	30mph Trotters Lane single track, no FW, unsuitable to access site. PROW affected.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	Yes
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	46.89%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	53.11%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Harlaxton Conservation Area which would need to be addressed.



Major Contraints

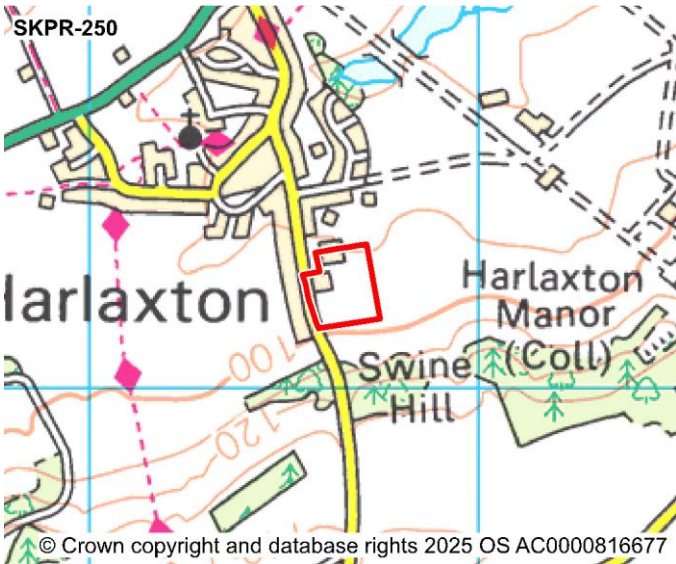
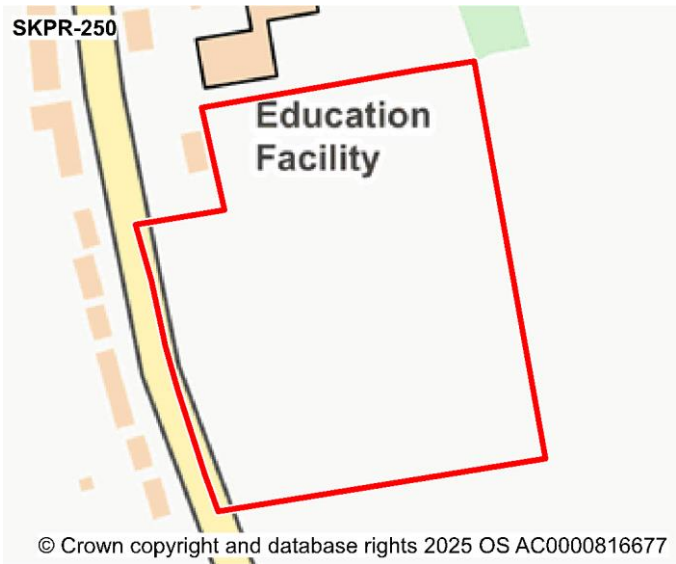
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Less than 3 km, more than 100 trips to reach SRN, cumulative impact from SKPR 250 and 13 to cause more impact
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA required. Accesses onto A607 and Swinhill Road would be suitable with pedestrian/cycle connectivity also possible to Rectory Lane.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	42.29%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	57.71%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Large strategic site that has naturally generated multiple constraints which would need to be addressed. Site of this scale could significantly alter character and setting of the settlement. Site not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

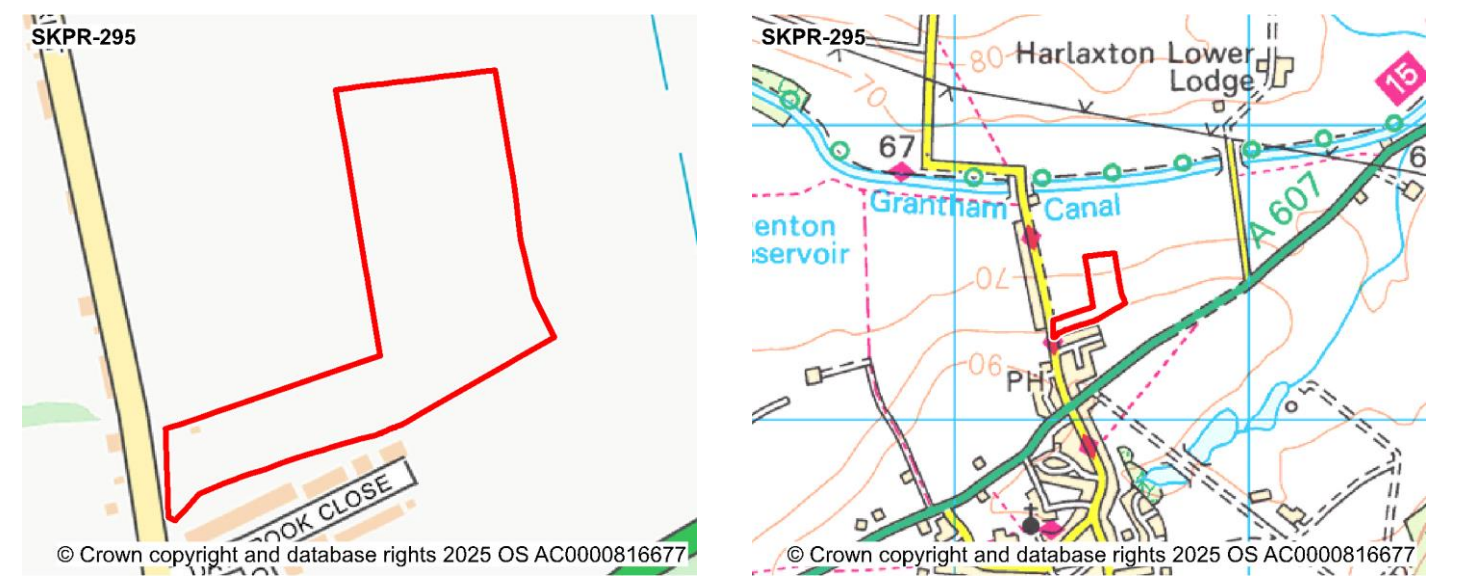
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 3Km, but the number of trips to impact SRN is too less. However, cumulative impact with SKPR 13 and 198 can have a high impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Swine Hill width restricted due to on-street parking. 30/60mph and end of ex built frontage. Frontage FW required. Boundary treatment (vegetation) to achieve visibility. Check planning history on site opposite.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Harlaxton Manor Historic Park and Garden which would need to be addressed.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary aquifer
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Falls within the catchment risk zone of Allington Meadows SSSI therefore advise that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. It is likely that some trips use the SRN to travel into Grantham and beyond. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessment may be required in conjunction with other policies in the area (SKPR-308, SKPR-318).
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access via The Drift. Extensive footway improvements and some minor carriageway widening. Crossing points in the vicinity.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No

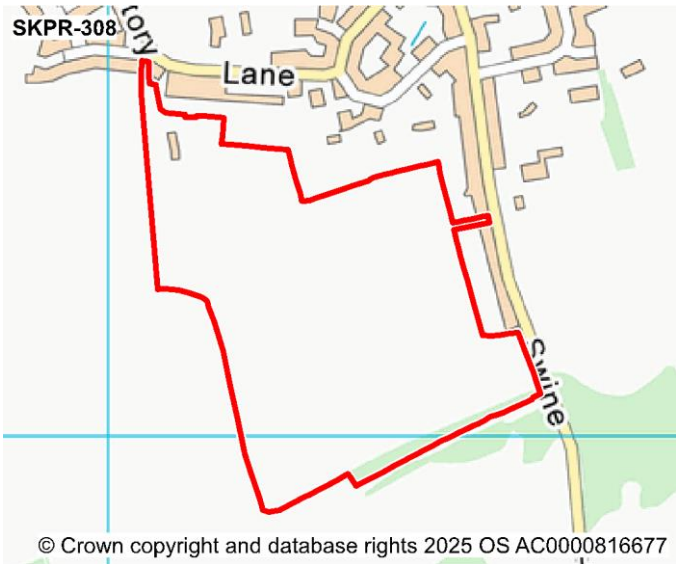
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	3
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site is in close proximity to identified SAP/SCI/SSSI – King Lud's Entrenchment & The Drift (SSSI) and therefore could cause environmental implications on the designated site. Natural England advise that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site. Other more suitable sites are available to meet required need across the plan period.



Major Contraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A bedrock aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	<p>The site is in close proximity to the SRN junction. The development is likely to produce significant impacts on the SRN. Subject to further traffic and capacity assessments</p> <p>Likely to require a Transport Assessment, Travel Plan and CTMP.</p> <p>Cumulative Impact Assessment may be required in conjunction with other policies in the area (SKPR-295, SKPR-318).</p>
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	To link with adjacent parcel and create further access from A607. Extensive pedestrian improvements with connections to PRoW network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	
Minerals and Waste Policy Code	

Statutory consultee comment on Minerals and Waste

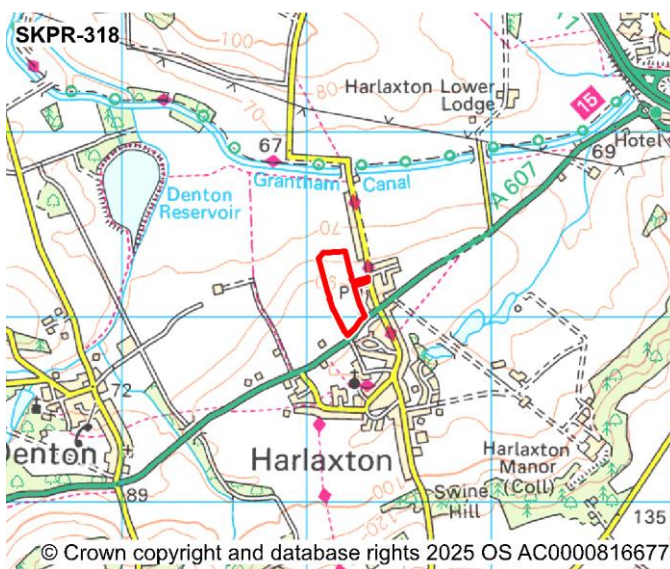
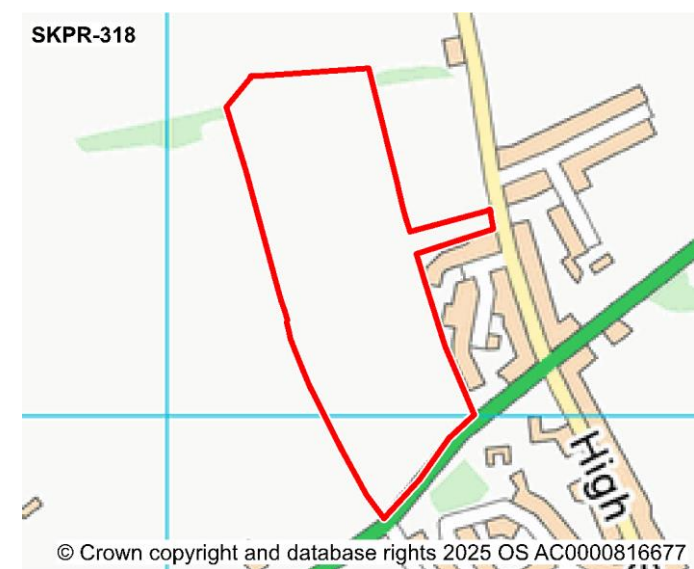
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	1%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	99%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Concerns over the sites impact on the historical environment due to proximity with Conservation Area. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A bedrock aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Falls within the catchment risk zone of Allington Meadows SSSI therefore advise that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. It is likely that some trips use the SRN to travel into Grantham and beyond. Subject to further traffic and capacity assessments Likely to require a Transport Assessment, Travel Plan and CTMP. Cumulative Impact Assessment may be required in conjunction with other policies in the area (SKPR-295, SKPR-308).
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access via A607 and The Drift. Pedestrian footways and crossing points required in the vicinity of the site.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A

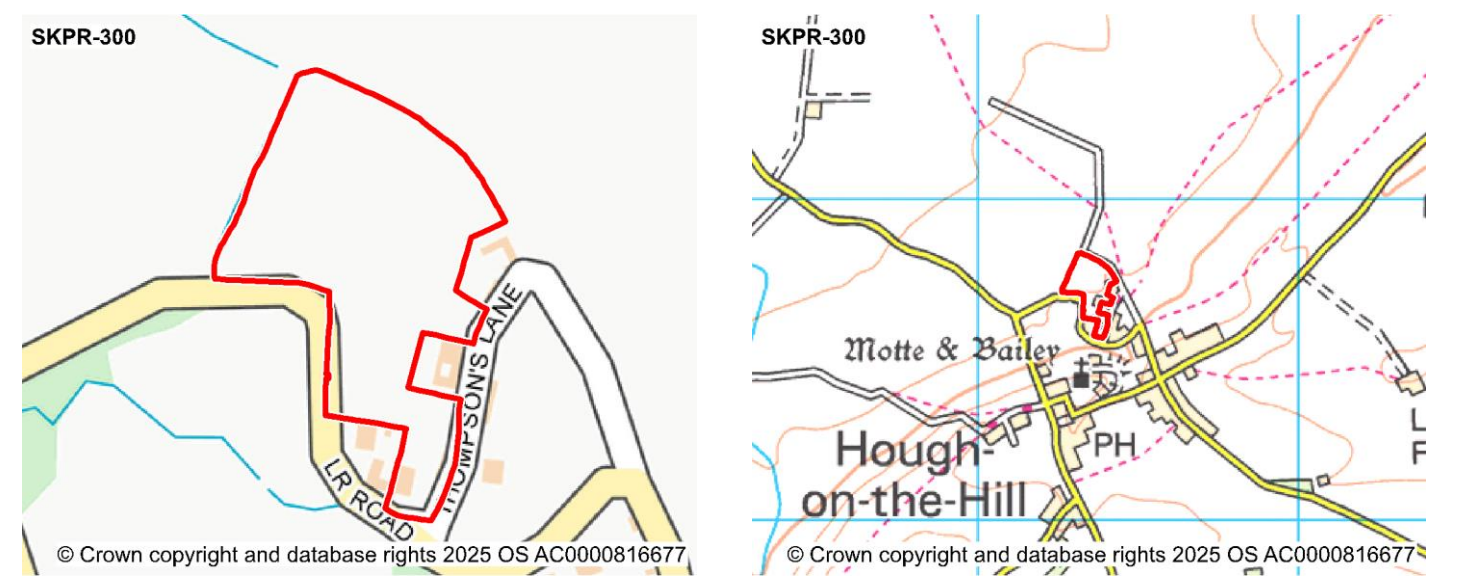
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council
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Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	57%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	43%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Harlaxton. Site will provide pedestrian footway and crossing points in the vicinity of the site. Site to make use of access via A607 and The Drift. Links to be provided to adjacent development.



Major Constraints

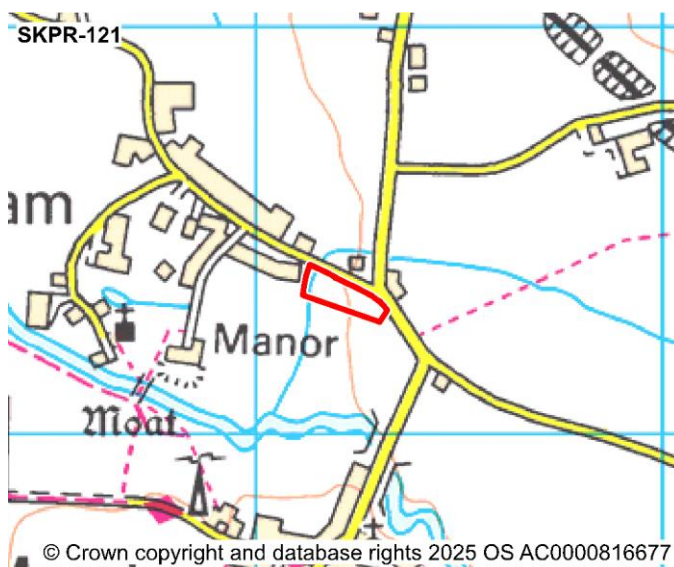
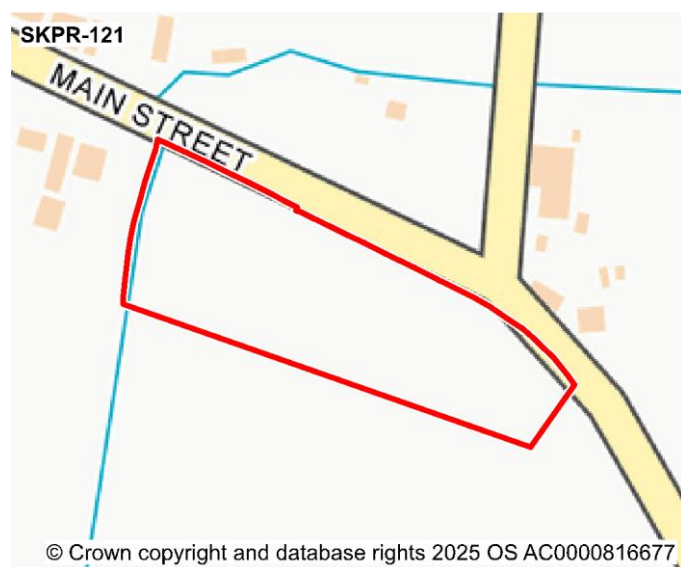
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN. It is unlikely to generate significant impacts on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	Lower Road is single track and not suitable for this size of development.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	1.45%
% of Overlap with Flood Zone 3	0.76%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to be furthest NW and 30mph limit to be extended. Provide crossing point to footway on otherside. Surface water flood risk
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development traffic is less than 40 trips and the site is more than 10 KM away from SRN junction. Hence Individually site has a low impact. However, cumulative impacts from SKPR 169, 64, 257,228, 137 generates more than 200 trips and is likely to impact upto 2 SRN junctions with trips between 40-100 at the SRN, giving a moderate priority.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Preferred to have access via adjacent development and not a further access along Stowe Road which could be problematic due to its proximity to the adjacent access.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A

Statutory consultee comment on Minerals and Waste

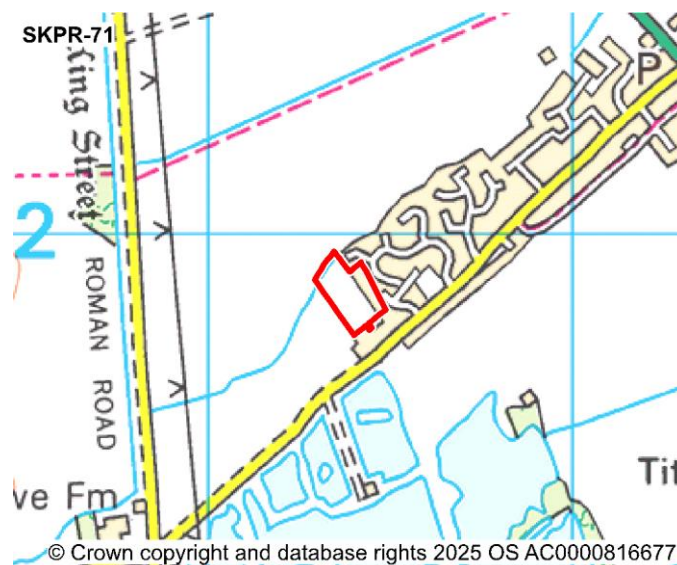
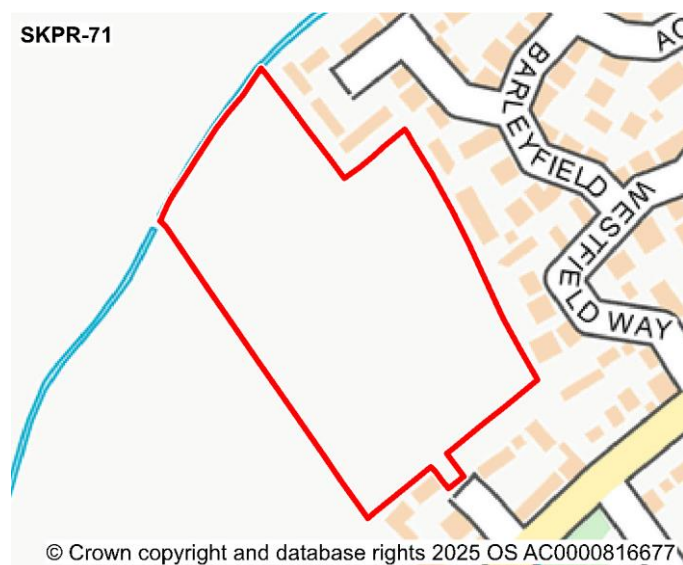
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	7.41%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is in close proximity to identified SAP/SCI/SSSI – Langtoft Gravel Pits SSSI, and therefore could cause environmental implications on the designated site. Natural England have recommended the following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

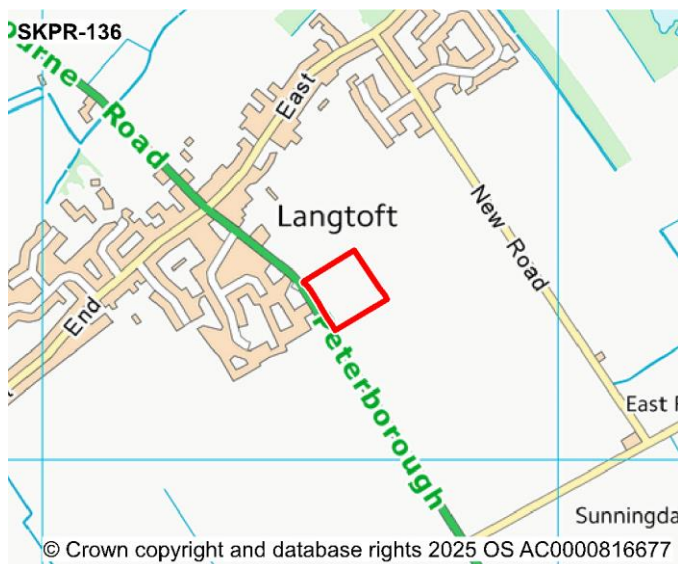
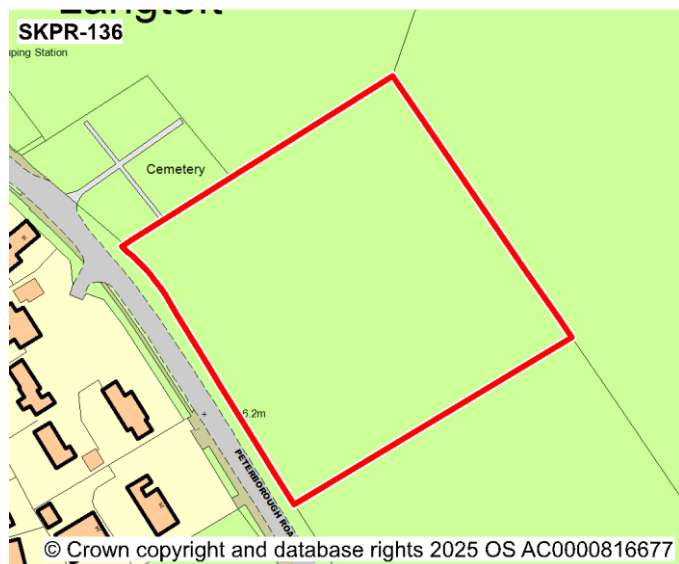
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	Land 600m to north west is allocated and has planning permission for sand and gravel extraction (MS25-SL)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for small scale housing development within the larger village of Langtoft. High quality design to mitigate any landscape impacts. Site has been assessed to have minor impact on the local and strategic highway network. Site has few constraints and appropriate mitigation measures can be put in place.



Major Constraints

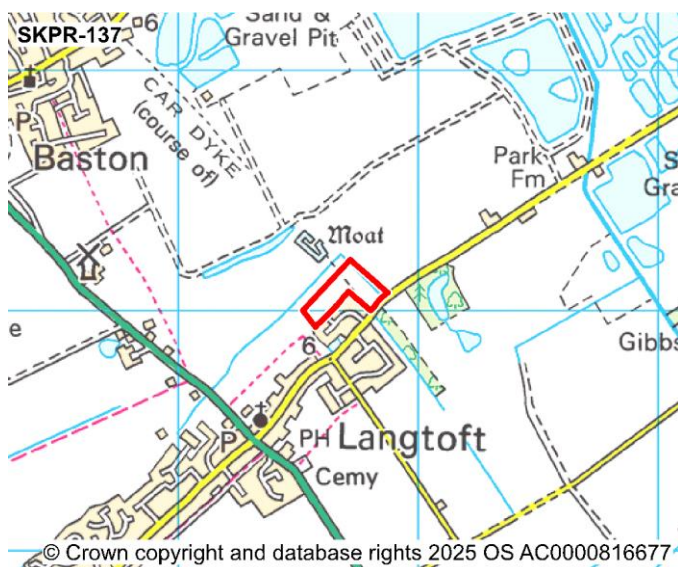
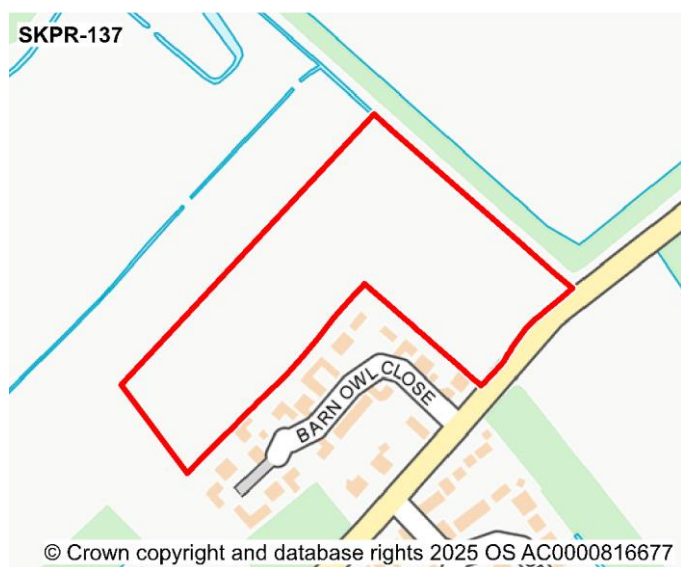
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extend footway along A15 on application side.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

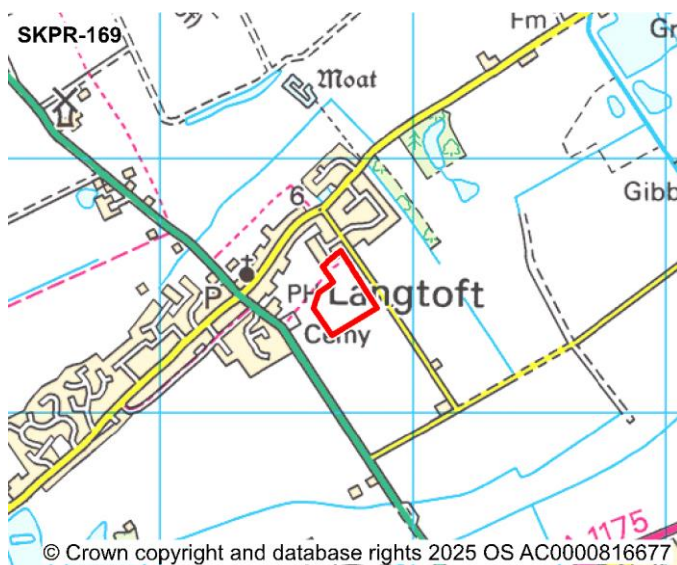
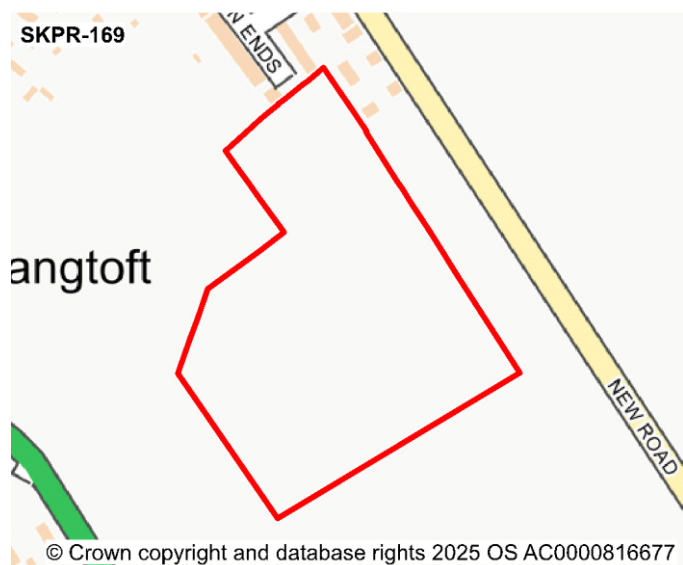
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Two access points encouraged via Outgang Road and Barn Owl Close. Pedestrian connectivity to be provided along Outgang Road. Extend speed limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11, M12
Statutory consultee comment on Minerals and Waste	"Sand and gravel MSA (M11)Site falls within site specific safeguarding area for Baston No 2 Quarry (M12) albeit land in proximity already worked and restored."

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development traffic is less than 40 trips and the site is more than 10 Km away from SRN junction. Hence Individually site has a low impact. However, cumulative impacts from SKPR 169, 64, 257,227,228, 137 generates more than 200 trips and is likely to impact upto 2 SRN junctions with trips between 40-100 at the SRN, giving a moderate priority.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to the site is difficult due to third party land. New Road is suitable to accommodate development with improvements to mitigate the narrow width along with pedestrian connectivity to connect with the existing network. Extension of speed limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

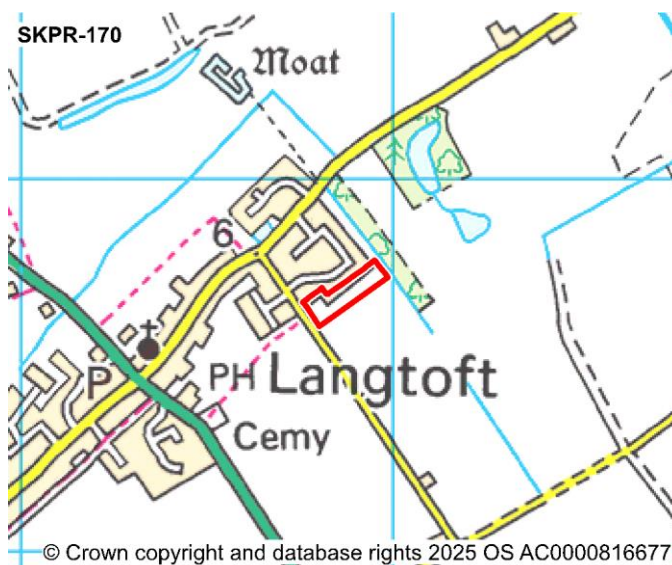
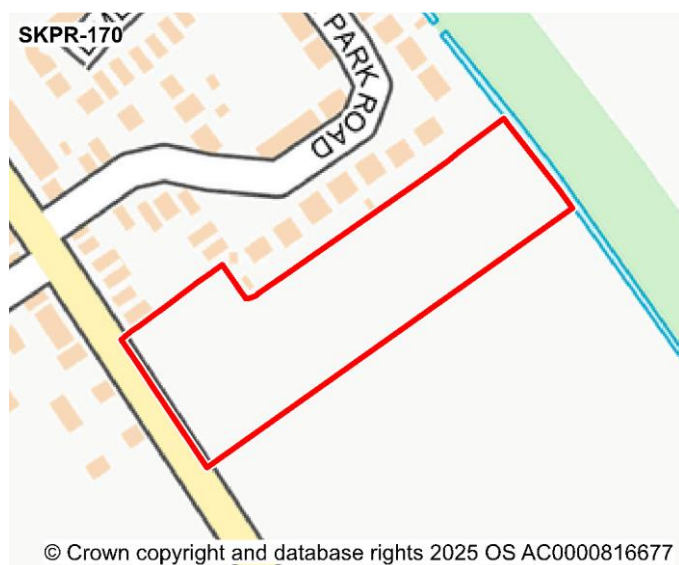
Statutory consultee comment on Minerals and Waste	"Sand and Gravel MSA (M11)Land approx 300m east allocated for mineral extraction (MS27-SL). "
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Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway connectivity to the existing network and improvements to the existing footway on New Road.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

"Sand and Gravel MSA (M11) Located within site specific safeguarding area for Baston No 2 Quarry (M12) albeit land in proximity already worked and restored.

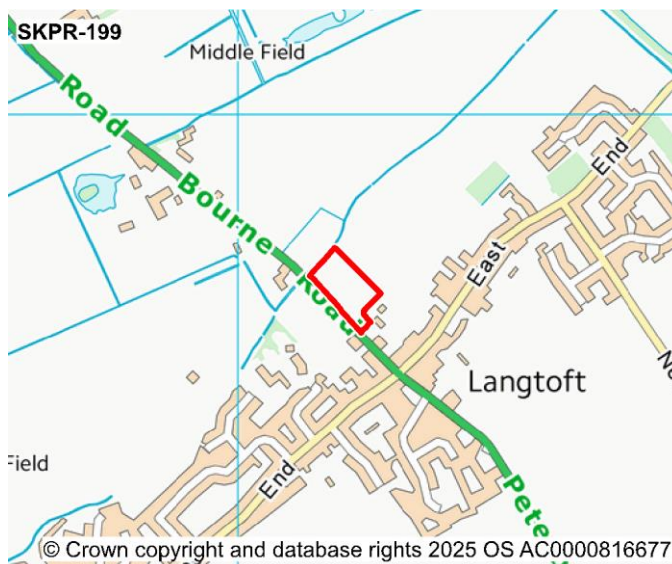
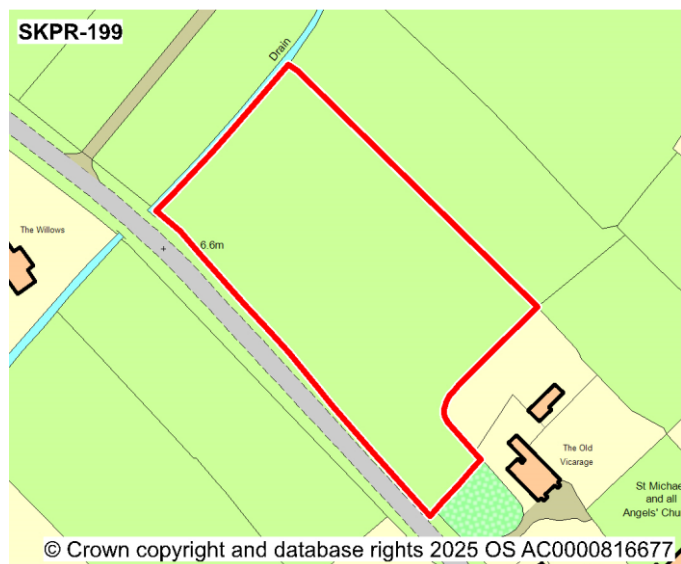
Also located within site specific safeguarding area (Policy SL2) for mineral allocation MS27-SL - approx 100m from allocation. ""Sand and Gravel MSA (M11) Located within site specific safeguarding area for Baston No 2 Quarry (M12) albeit land in proximity already worked and restored. Also located within site specific safeguarding area (Policy SL2) for mineral allocation MS27-SL - approx 100m from allocation. "

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	Yes
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

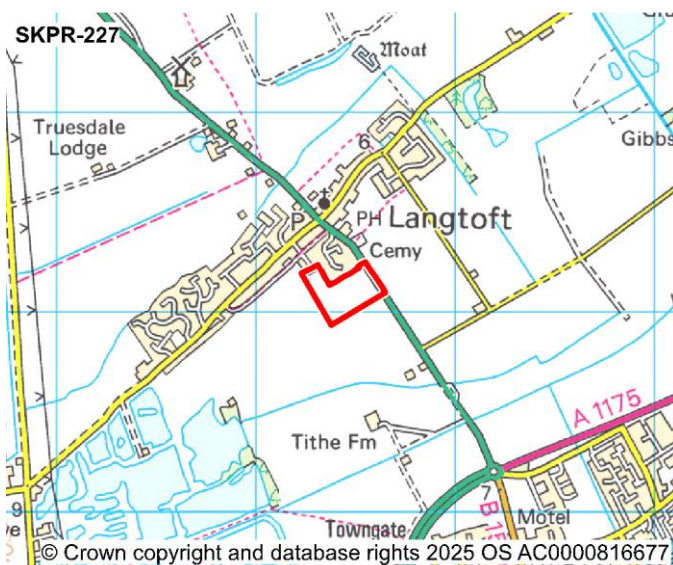
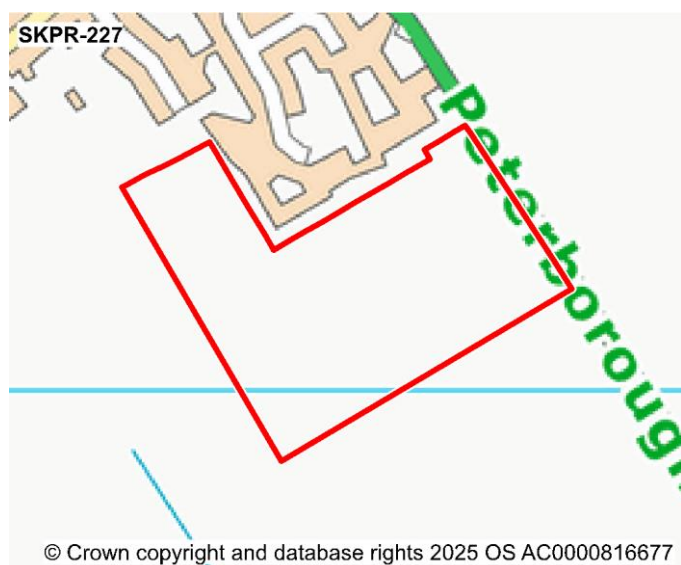
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of speed limit. Footway connection required along A15 to village centre.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

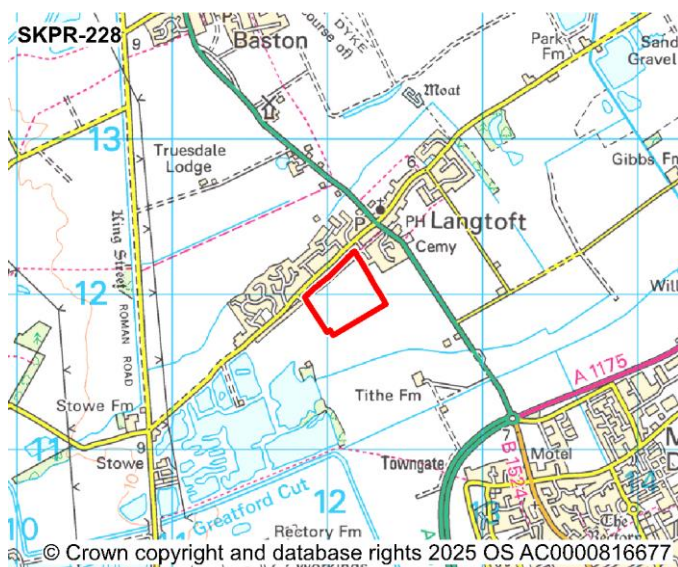
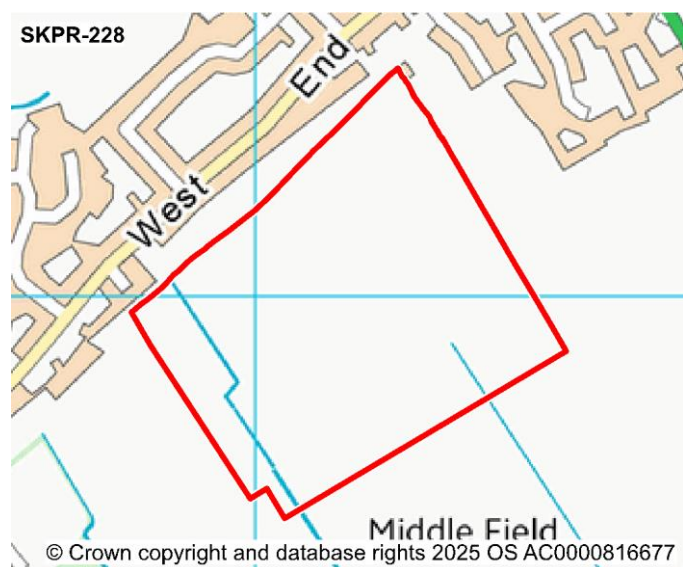
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 Km away from SRN junction. Hence Individually site has a low impact on SRN with development trips at SRN being less than 40. However, cumulative impacts from SKPR 169, 64, 257,227,228, 137 generates more than 200 trips and is likely to impact upto 2 SRN junctions with trips between 40-100 at the SRN, giving a moderate priority.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extend speed limit and pedestrian connections into village centre.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and Gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Development traffic is greater than 100 trips. However site is more than 10 Km away from SRN junction, hence less than 40 trips to impact the nearest SRN. Individually the site has a low impact. However, cumulative impacts from SKPR 169, 64, 257, 228, 137 generates more than 200 trips and is likely to impact up to 2 SRN junctions with trips between 40-100 at the SRN, giving a moderate priority.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to West End could be achieved subject to land ownership. TA required for impact on highway network. Large site should have other pedestrian/cycle connections to adjoining areas rather than just one point of access for all modes at West End. Should connect to site 227.

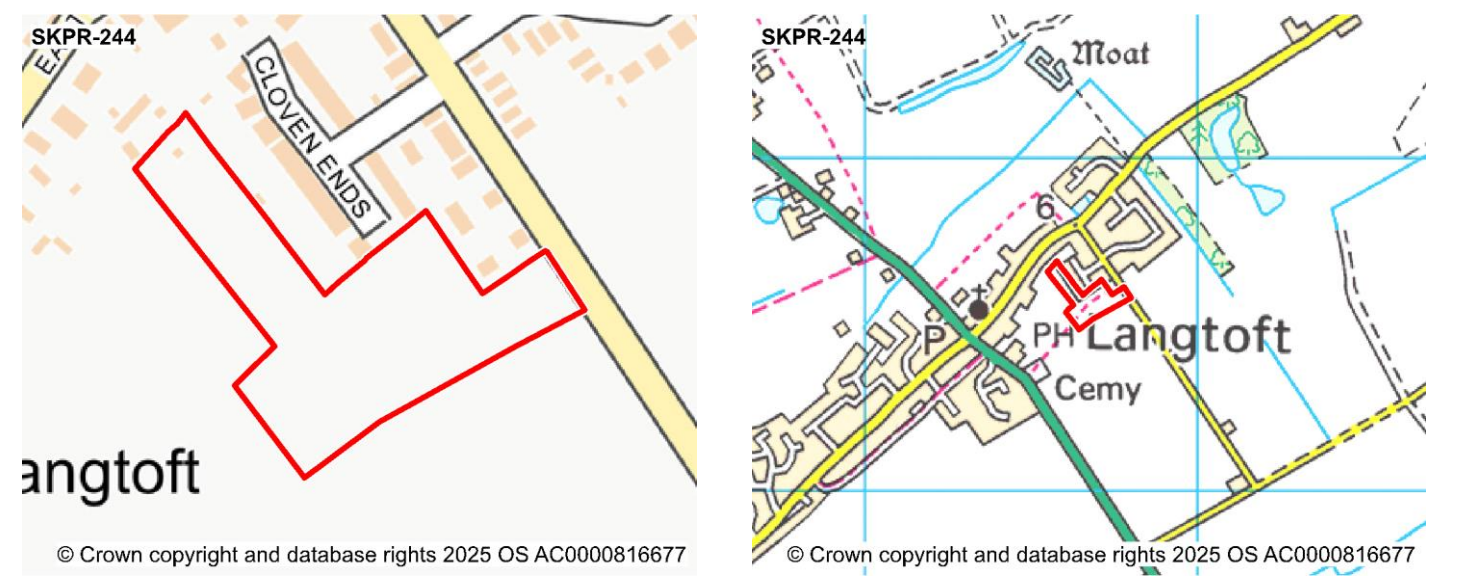
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and Gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

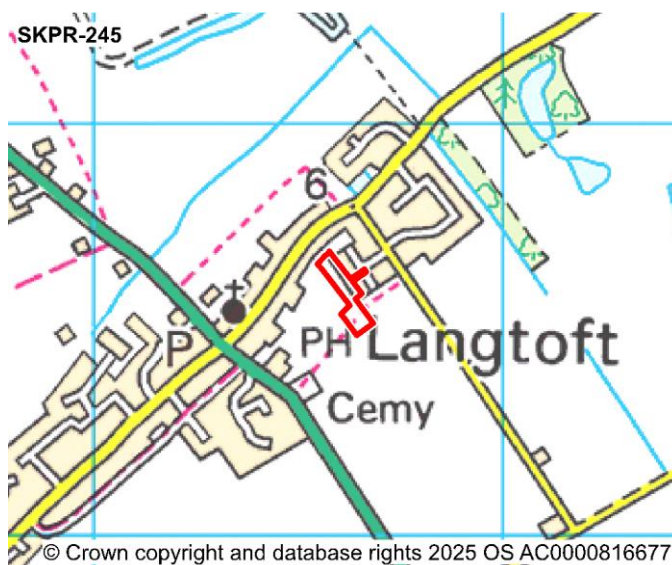
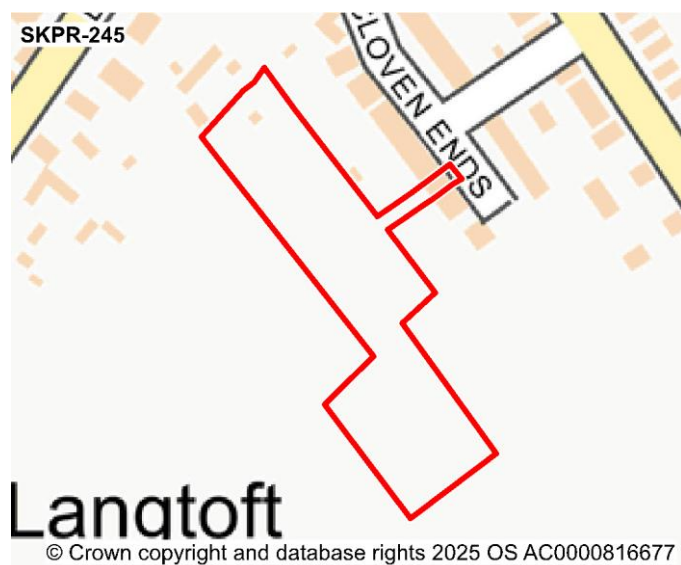
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to the site is difficult due to third party land. New Road is suitable to accommodate development with improvements to mitigate the narrow width along with pedestrian connectivity to connect with the existing network. Extension of speed limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and Gravel MSA (M11), Land approx 270m east allocated for mineral extraction (MS27-SL).

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

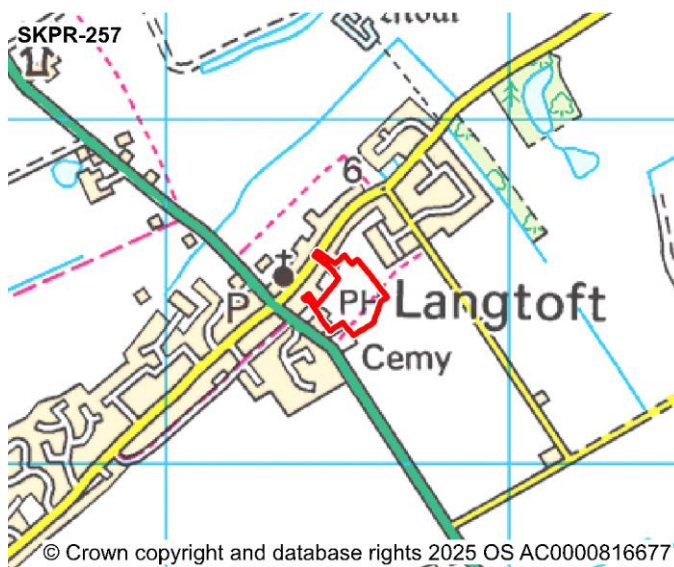
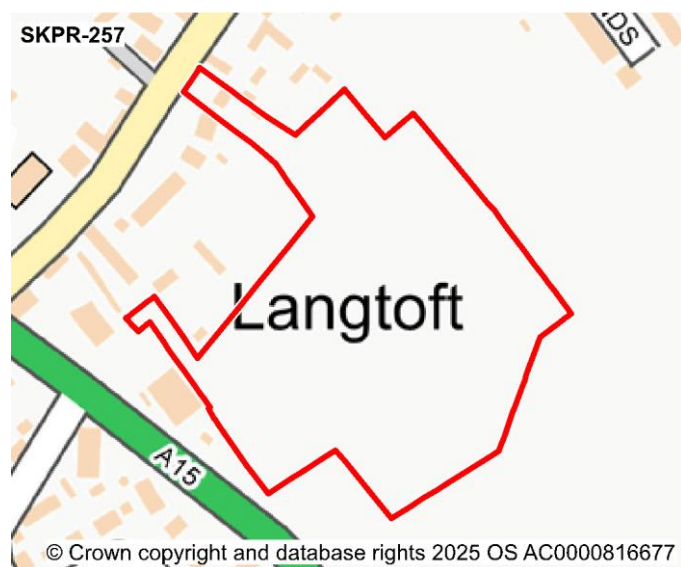
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	PROW affected to the south of the site, connections to be made.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and Gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

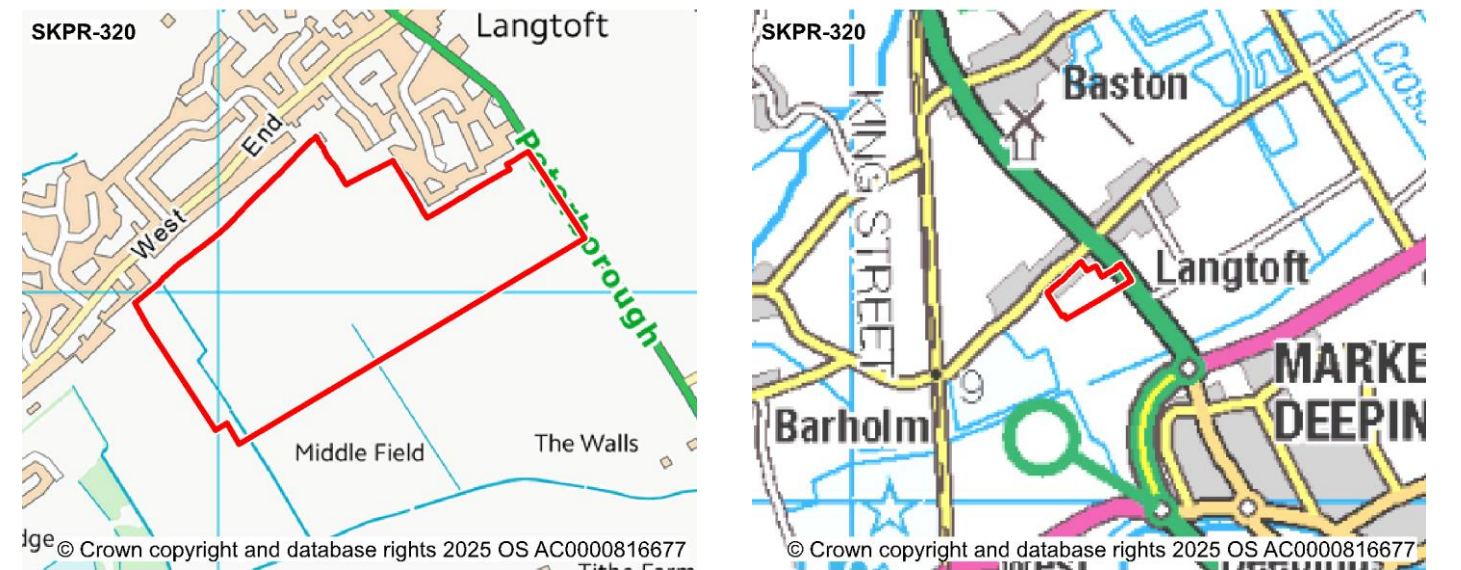
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Environment Agency
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	PROW affected which runs through the site. Consider pedestrian connections and improvements in vicinity of the site.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and Gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Langtoft Conservation Area which would need to be addressed.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Deeping WRC which over the past 5 years all have been over 80%capacity, 2 of these years have been exceeding permitted capacity. Secondary A superfical aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Cross Drain SSSI sensitive to residential development (over 100 units) and rural residential 50 or more units.Falls within the catchment risk zone of Cross Drain SSSI therefore advise that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site. Also in close proximity to Langtoft Gravel Pits SSSI.
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN; however, due to its size it is likely to generate produce some cumulative impacts on the SRN.Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Access via A15 with West End in addition. Extensive highway improvements required. TA to assess crossroads in village.

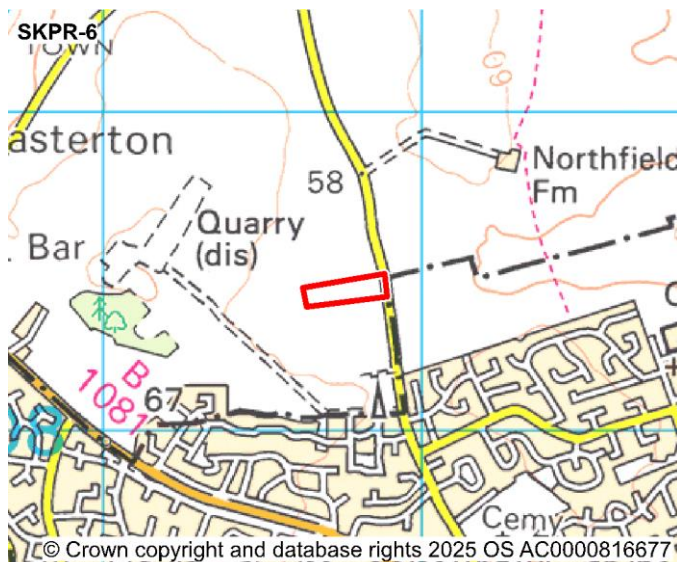
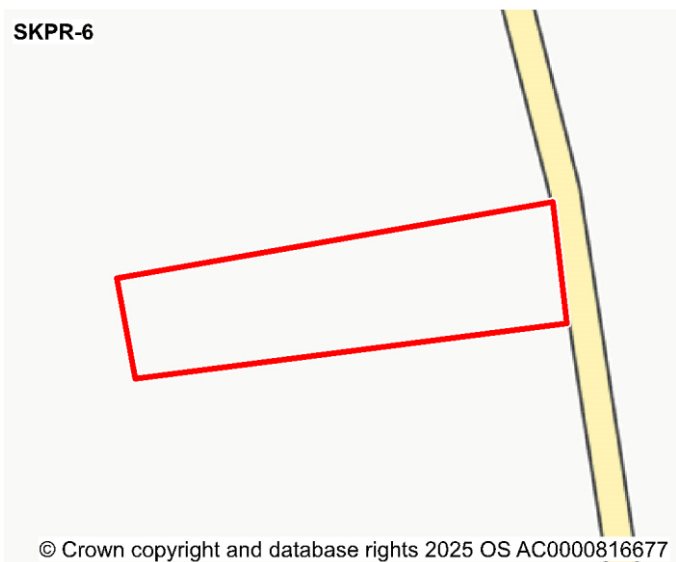
Ref: SKPR-320	Parish: Langtoft	Proposed Use: Residential	Preferred Site: No
Does the site have suitable access	Part		
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code	M11		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

see comments in relation to sites SKPR-227 and SKPR-228.



Major Constraints

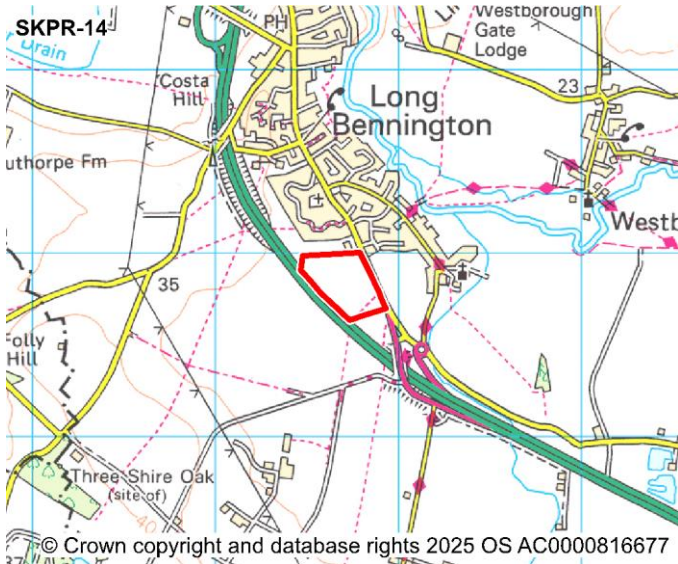
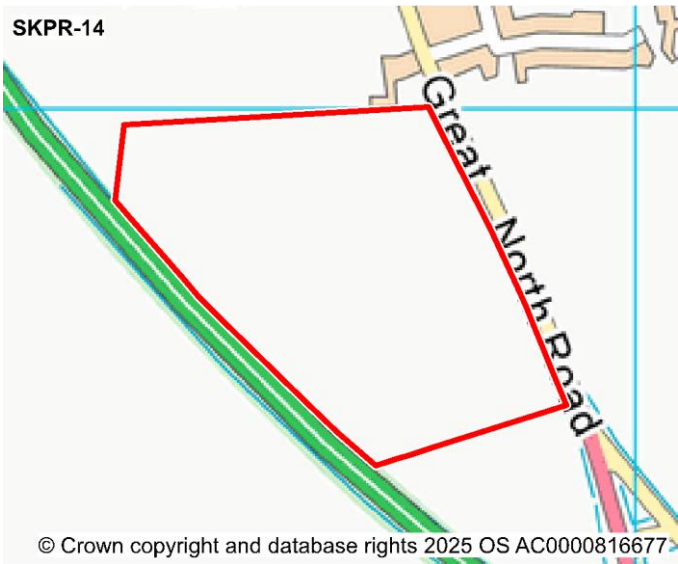
Constraint	Assessment
Settlement Hierarchy	Open Countryside
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	This is relatively small proposal (30 houses) next to the Monarch Park application in Rutland for 650 houses. The traffic impact could be accommodated provided Monarch Park proceeds, the development needs to provide good connections with the Monarch Park development and is dependant on Monarch Park providing the connection to the B1081.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site is located within Rutland County Council – South Kesteven District Council is not planning to allocate any sites within another Neighbouring authority as part of the draft Local Plan Review.



Major Constraints

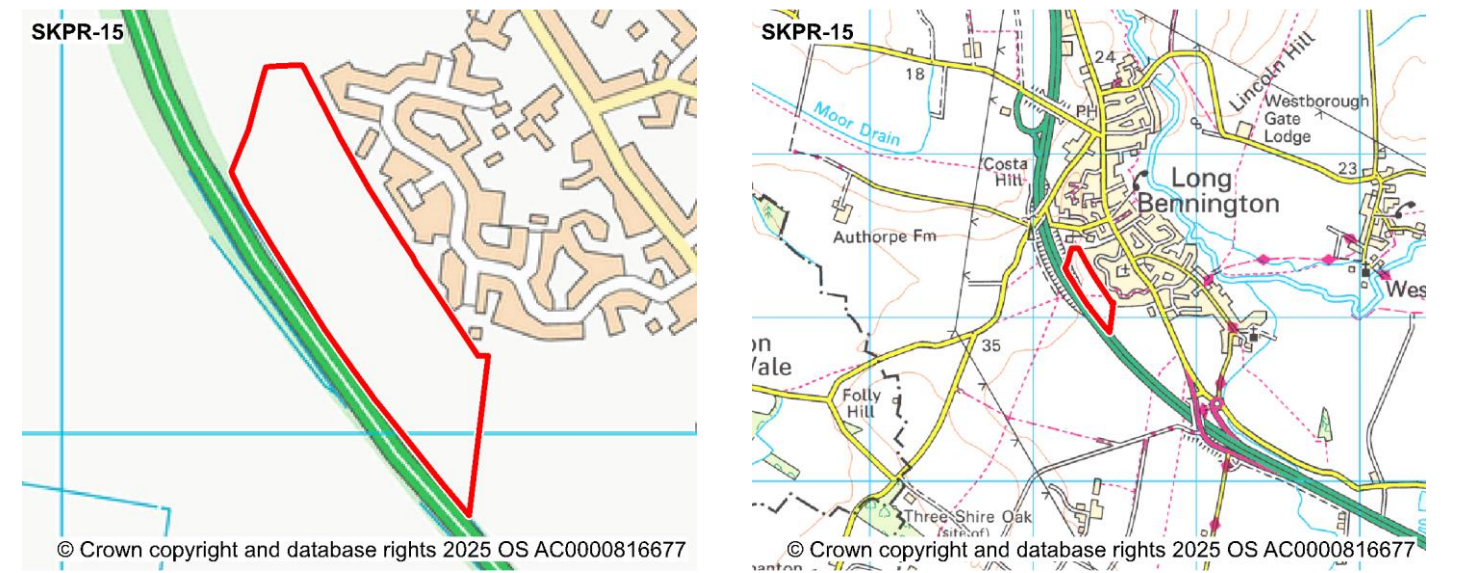
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Site is located on the SRN Boundary and there are more than 40 trips which are likely to impact the SRN. Also cumulative impact along with SKPR 15 will generate more than 100 trips.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Frontage footway required, significant ditch fronts the site - considerable culvert would be required at the access. Speed limit extension to cover the site access. Possible Surface water flooding issues that will need to be addressed
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Contraints

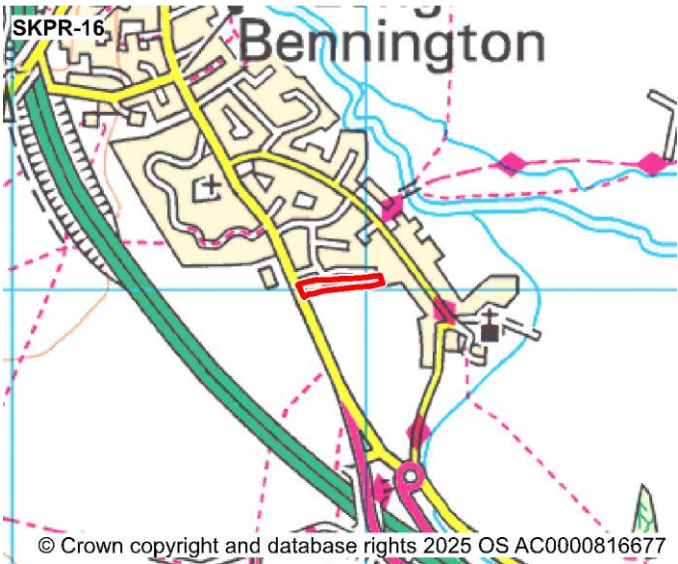
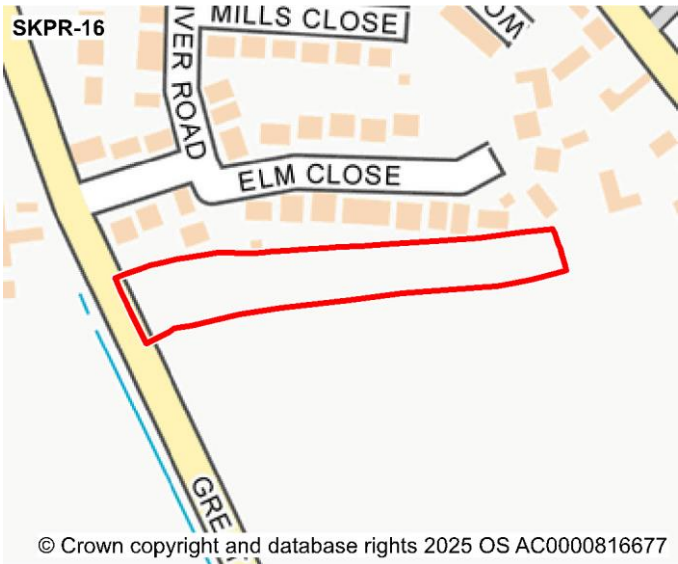
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Site is located on the SRN Boundary and there are more than 40 trips which are likely to impact the SRN. Also cumulative impact along with SKPR 14 will generate more than 100 trips.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Private drive to be widened and a footway provided - PROW implications - possible diversion required. Sole access for this site only.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

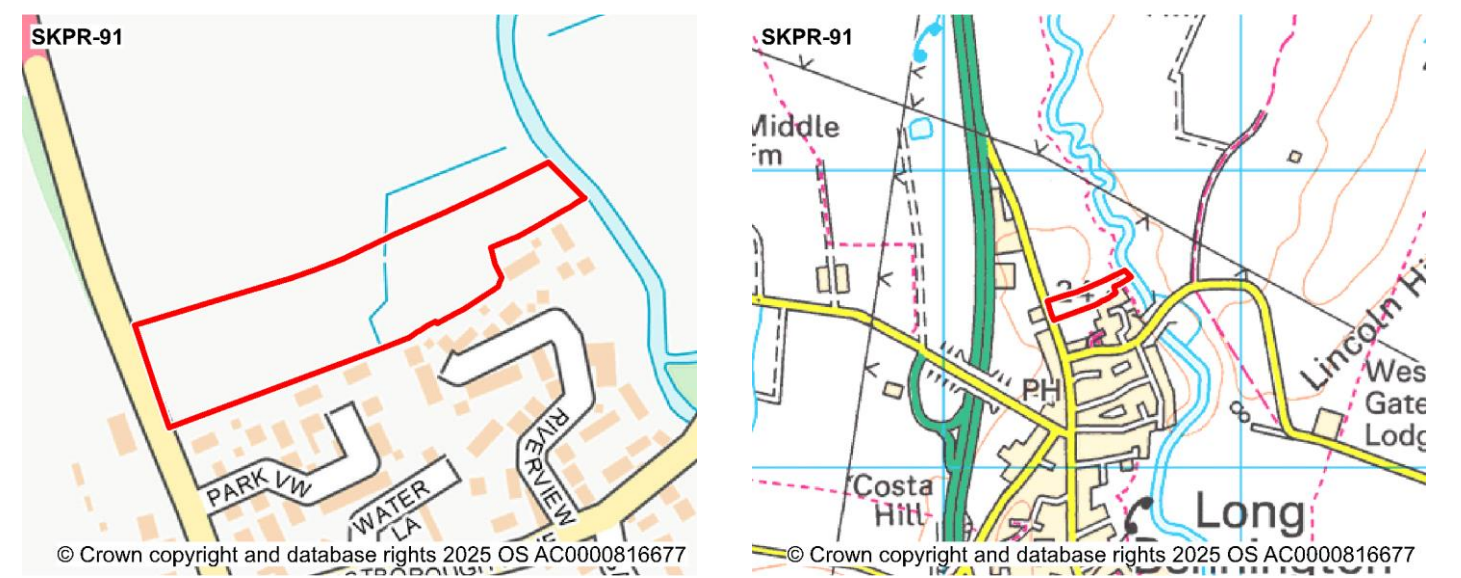
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Good visibiity, considerable ditch fronts the site. Surface Water flooding issues that will need to be addressed.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

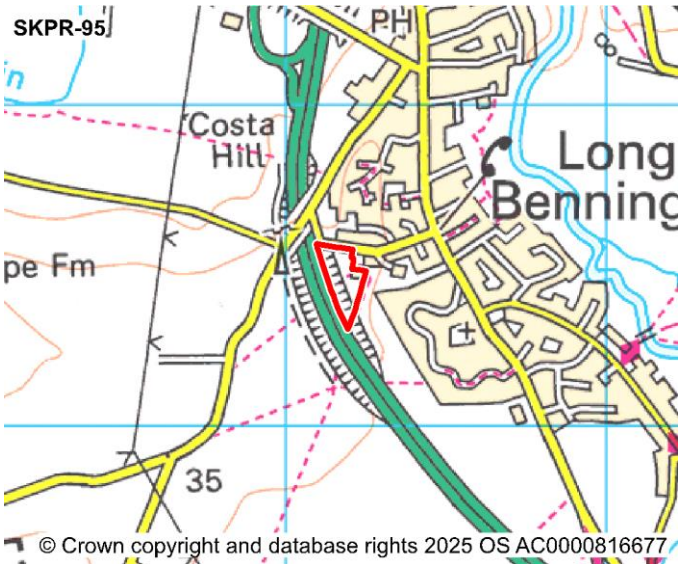
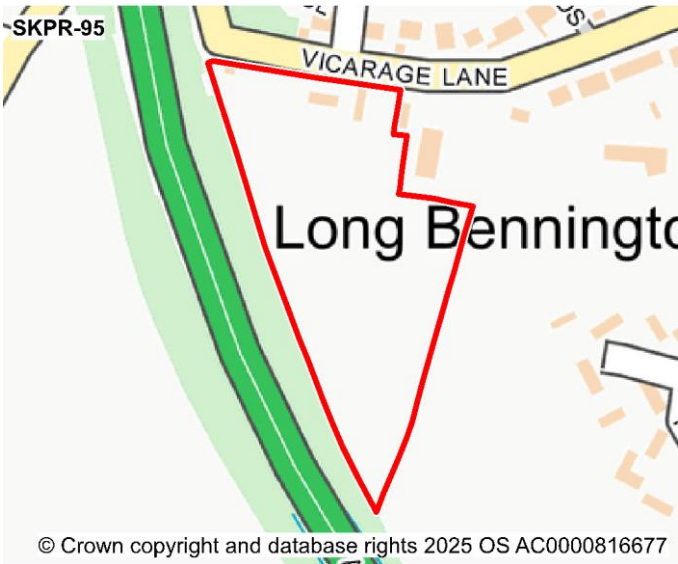
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	13.42%
% of Overlap with Flood Zone 3	8.57%
Statutory consultee comment on Flood Risk (Environment Agency)	Some of the site falls into flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Frontage footway required. Good visibility onto Main Road - preferred access. Surface water flooding issues would need to be addressed.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - River Withan, Long Bennington
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

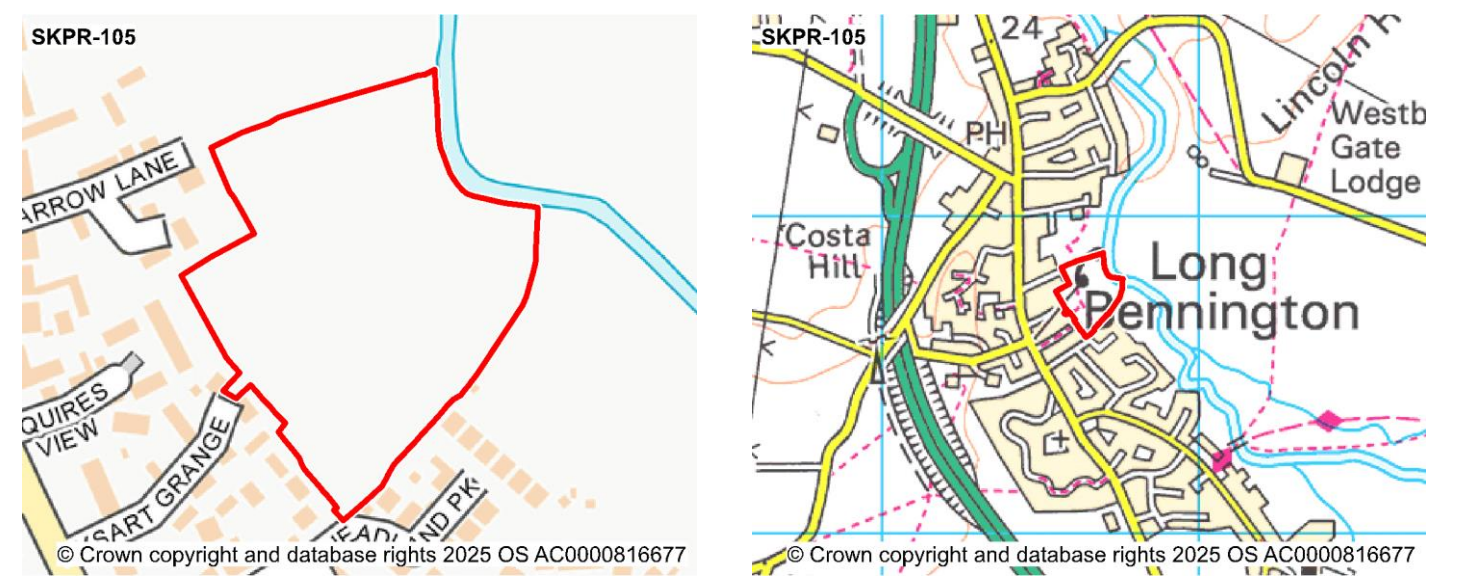
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Frontage footway required. PROW runs through the site & will need to be diverted prior to development taking place.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Contraints

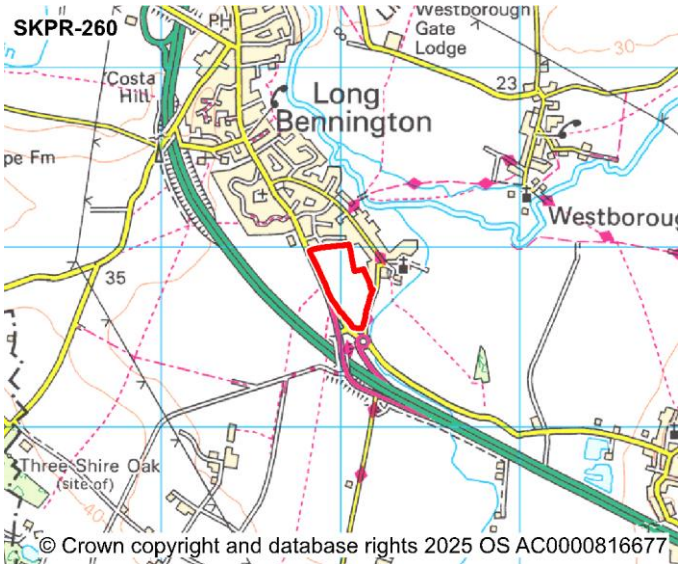
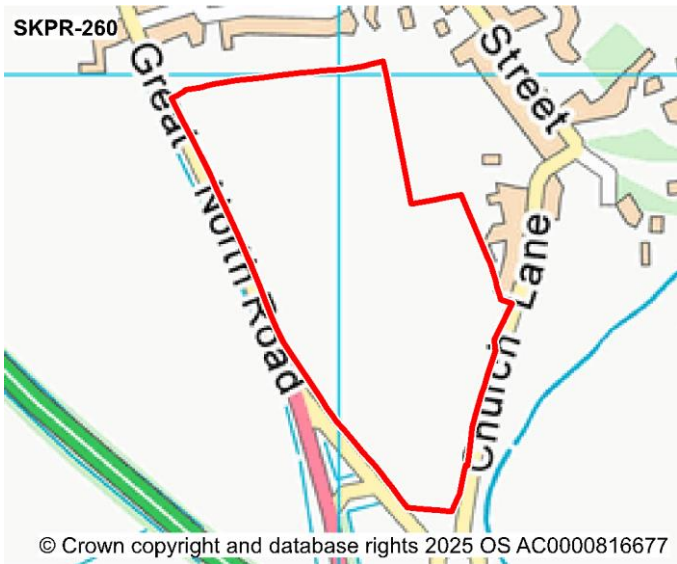
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	7.06%
% of Overlap with Flood Zone 3	6.3%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	"Site is located close to the SRN. However, no of trips to impact the SRN is less than 40. Hence moderate impact.Cumulative impacts are likely to occur if other sites come forward nearby"
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle acceptable. Pedestrian access/PROW onto Lilley Street. PROW to be upgraded/improved.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

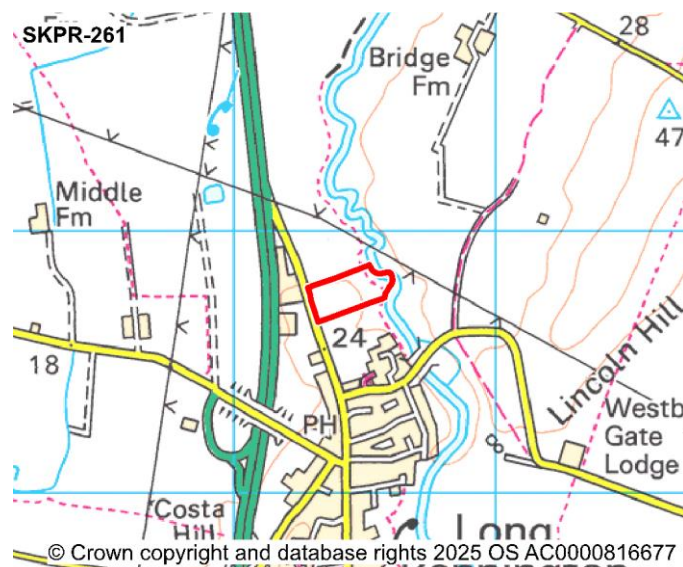
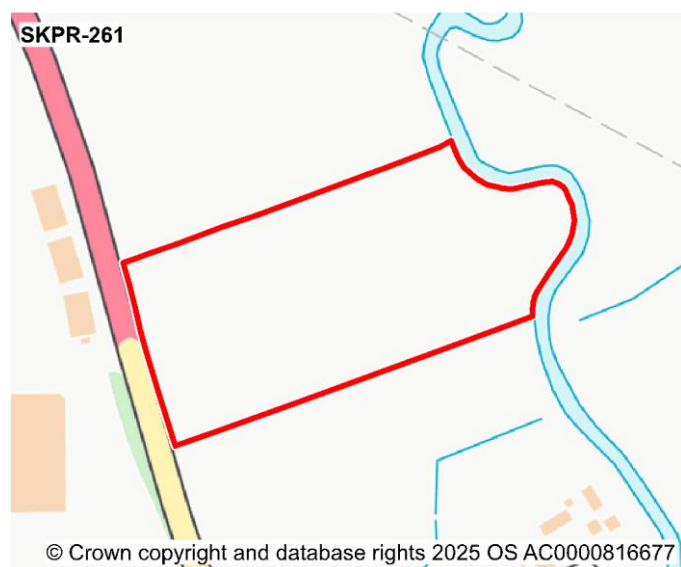
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	34.11%
% of Overlap with Flood Zone 3	18.73%
Statutory consultee comment on Flood Risk (Environment Agency)	Flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Site is located close to the SRN Boundary and there are more than 40 trips which are likely to impact the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Continuation of SKPR-16 - access not suitable from Church Lane. Church Lane is restricted in width. Surface Water flooding issues that will need to be addressed.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

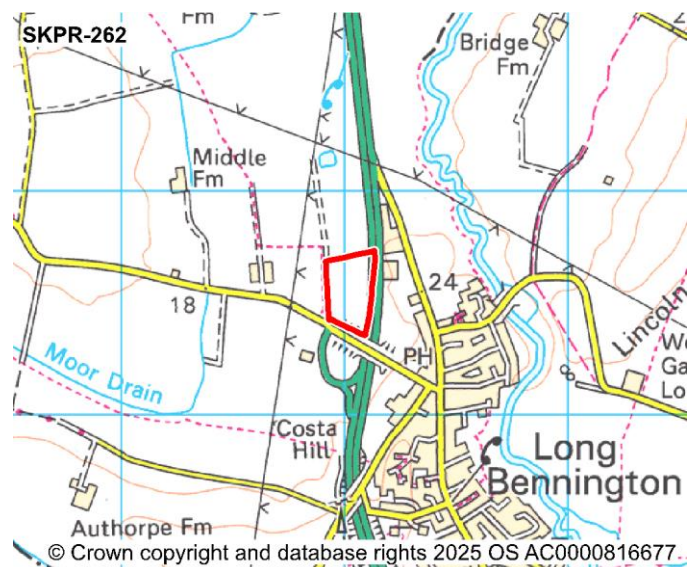
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	42.67
% of Overlap with Flood Zone 3	22.65
Statutory consultee comment on Flood Risk (Environment Agency)	Flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Site is located close to the SRN. However, no of trips to impact the SRN is only 41 trips. Hence moderate impact. Cumulative impacts are likely to occur if other sites come forward nearby
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Frontage footway & speed limit reduction required. Pedestrian refuge close by. Access from Main Road = good visibility.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - River Witham, Long Bennington
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Significant flood risk identified on the site, would require substantial mitigation measures for development to come forward. Other more suitable sites are available to meet required need across the plan period.



Major Contraints

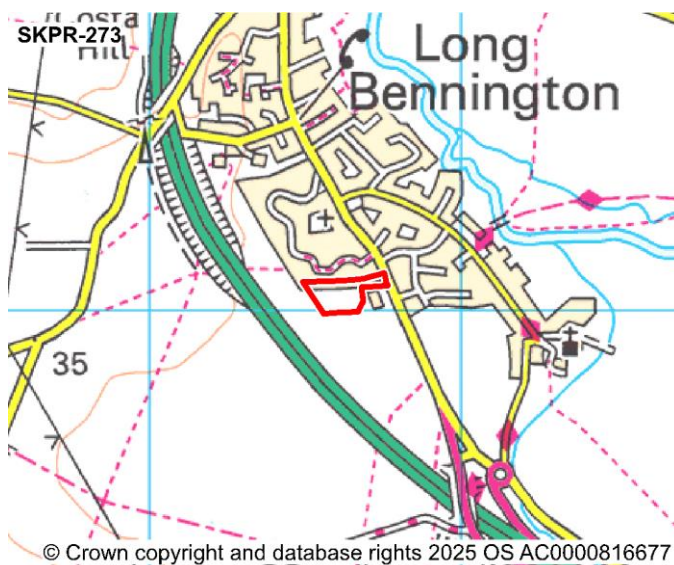
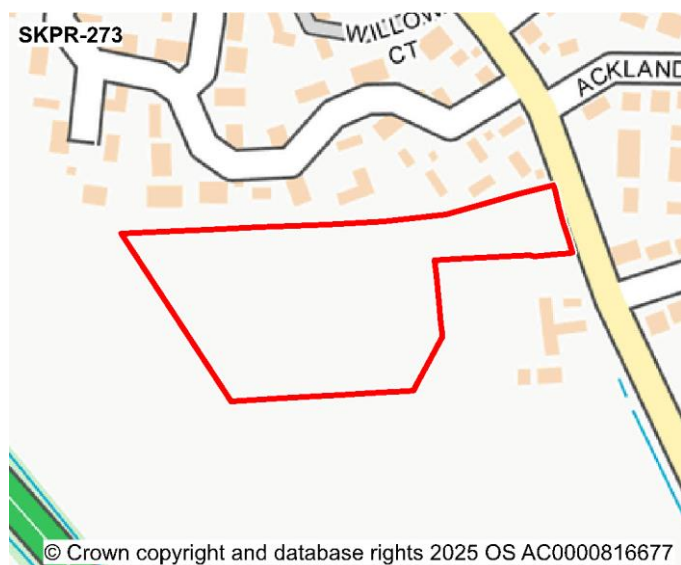
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Site is located close to the SRN Boundary and there are more than 40 trips which are likely to impact the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Pedestrian connectivity required into Village Centre, significant length of footway required. Significant ditch fronts the site.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	85.6%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	14.4%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Employment Land Study 2023 recommends that the site is allocated for employment generating uses. Site is located adjacent to an A1 junction and is highly accessible to the strategic road network meaning uses requiring HGV movements could be accommodated.



Major Contraints

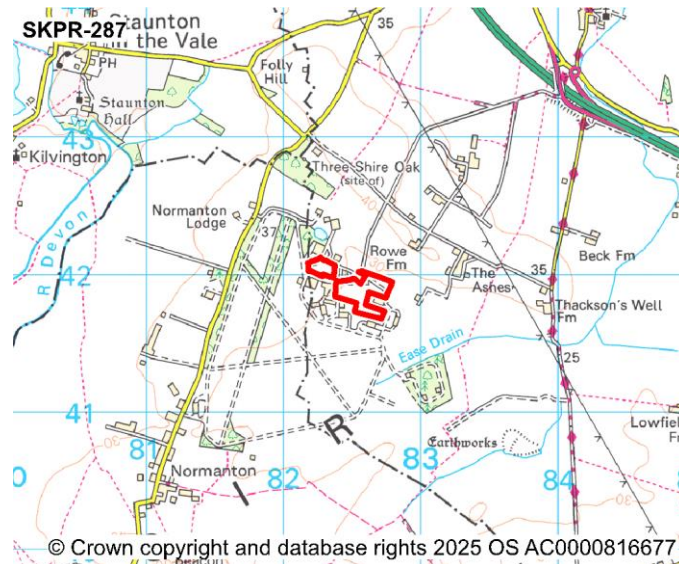
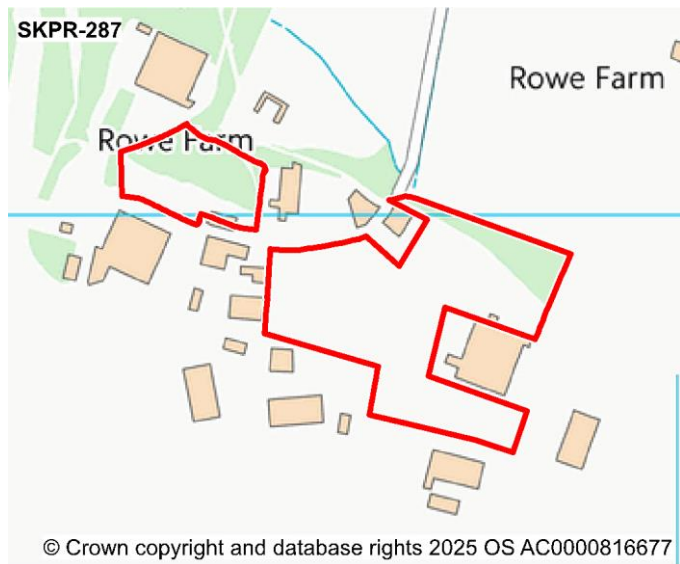
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Site is on Secondary A and Secondary B aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle acceptable. Frontage footway to be provided from the adjacet development to The Pastures.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable. Outline application granted under S20/0775



Major Contraints

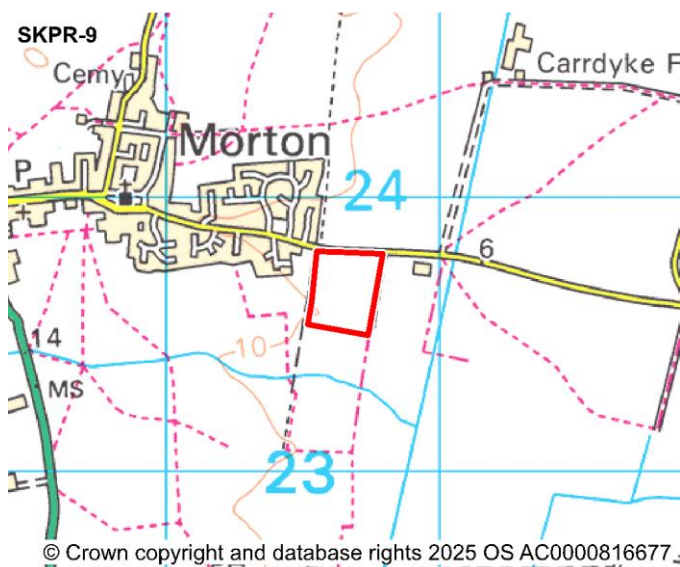
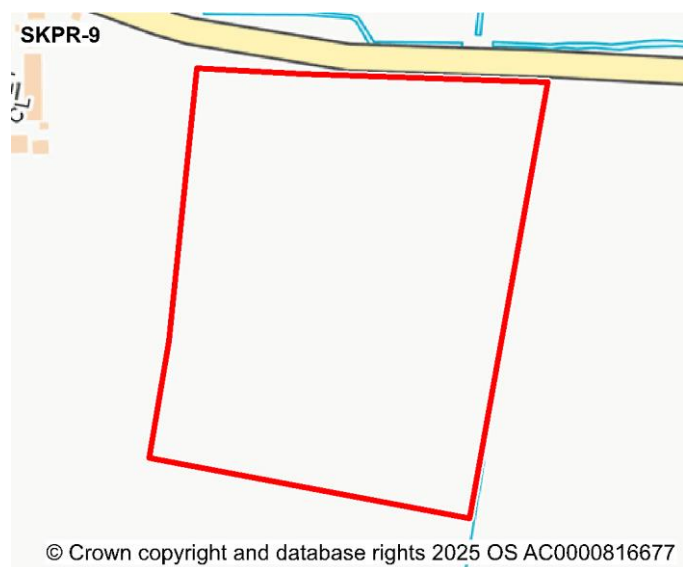
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	10km+
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Private development and subject to TA but not expected to have a negative impact on public highway.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Employment Land Study 2023 recommends that the site is maintained for employment generating uses.



Major Constraints

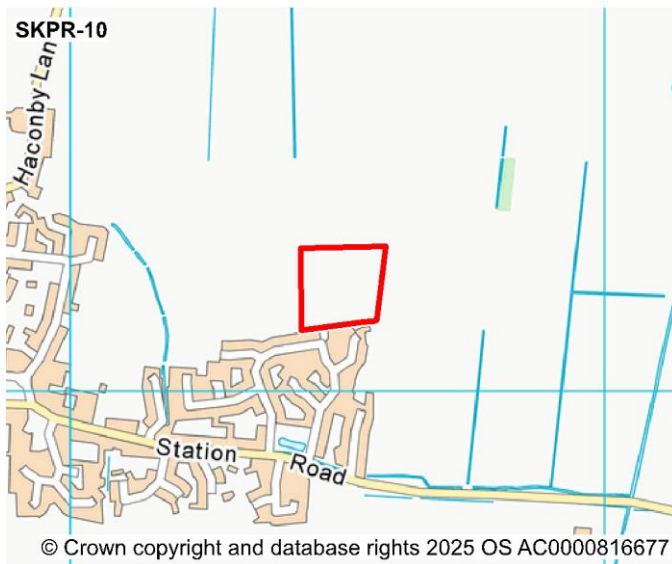
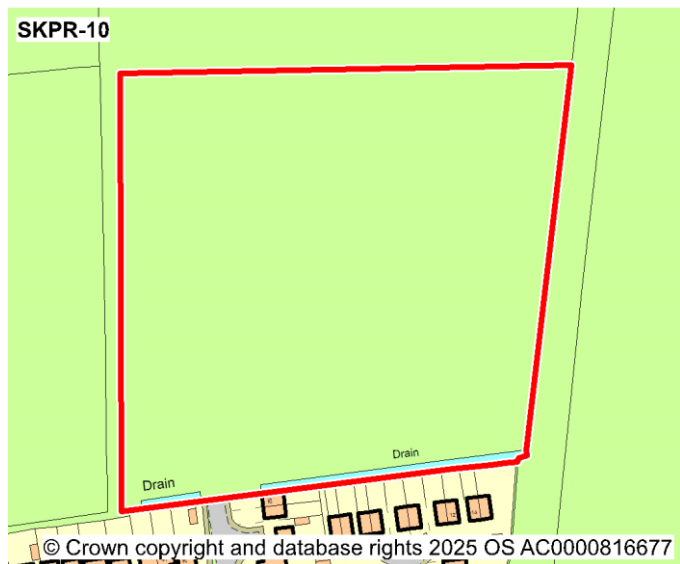
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	1.86
% of Overlap with Flood Zone 3	1.13
Statutory consultee comment on Flood Risk (Environment Agency)	Strip of flood zone 2/3 - could place dwellings sequentially and include an FRA.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development. Site is located more than 3km from the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of 30mph speed limit, with consideration for pedestrian connection in to the village centre & facilities. Carriageway widening in vicinity of the access. PROW affected by the proposals.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

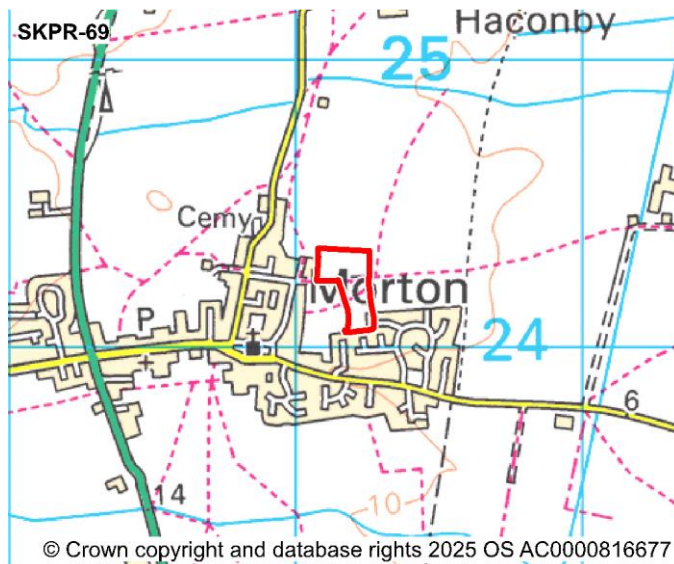
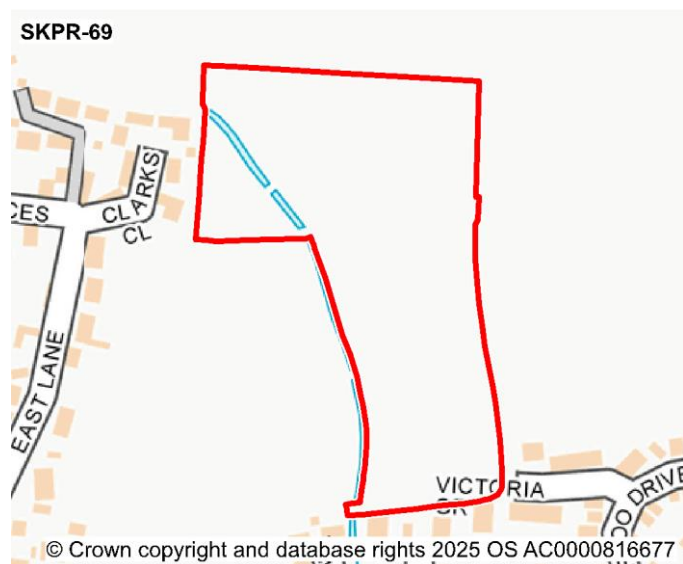
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development. Site is located more than 3km from the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. PROW runs through middle of the site.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

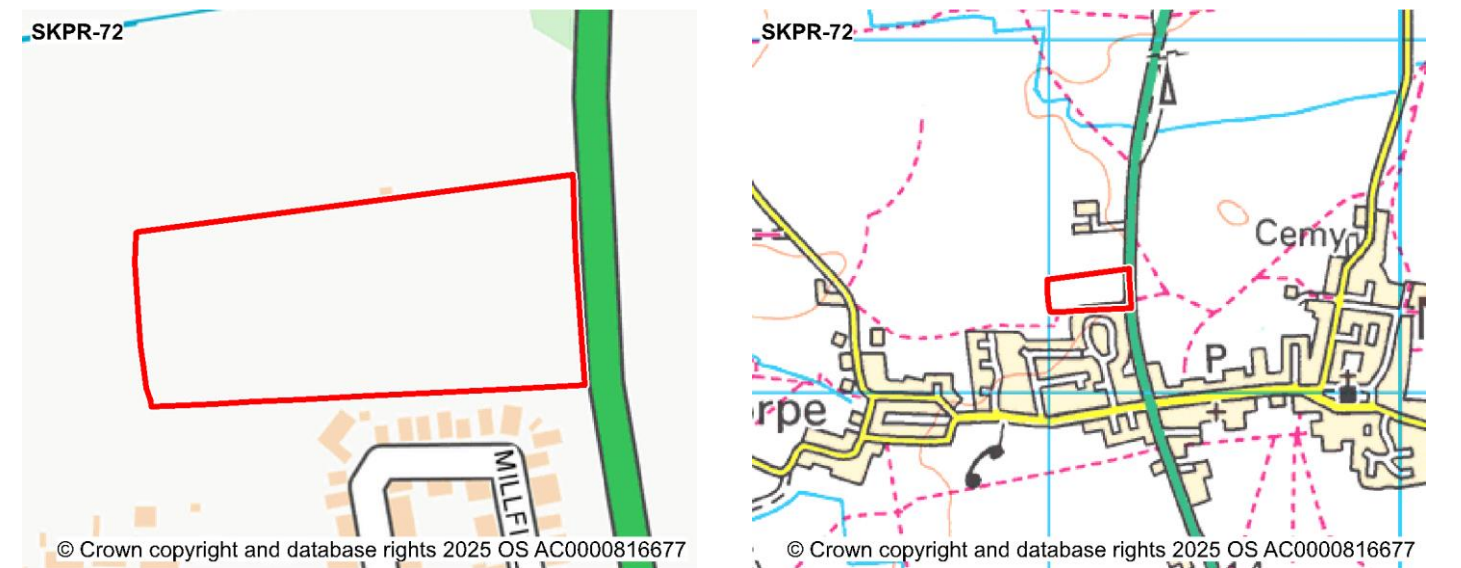
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development. Site is located more than 3km from the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Similar to SKPR-94 in terms of access.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site identified to not have suitable access. Some concerns over the sites impact on the historical environment due to proximity with Morton Conservation Area, which would need to be addressed. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

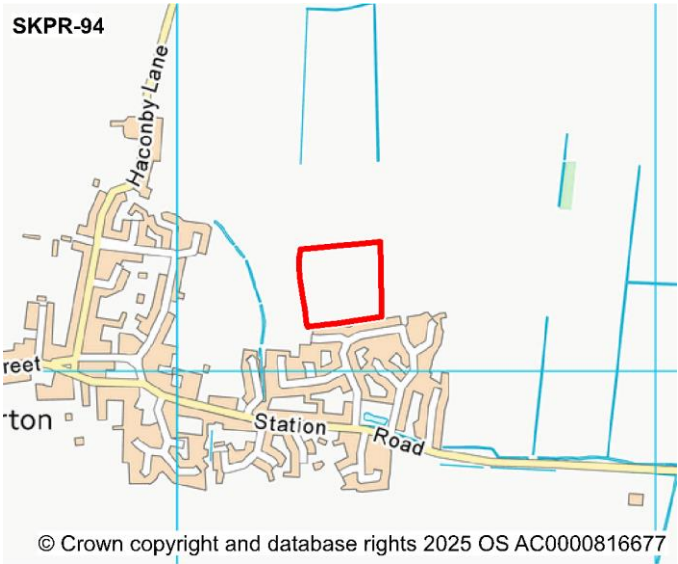
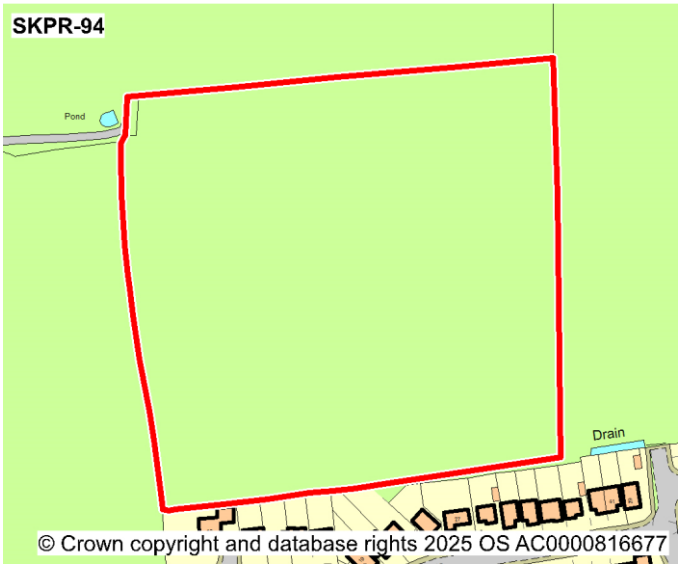
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Footway connectivity along the A15 to village centre is essential and would require removal of the existing hedgerow and may still be substandard width.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	50.14%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	49.86%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Morton Conservation Area, which would need to be addressed.



Major Contraints

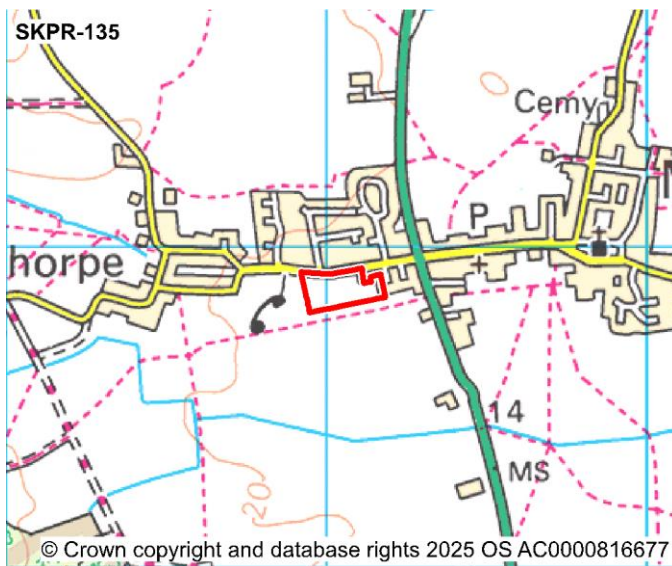
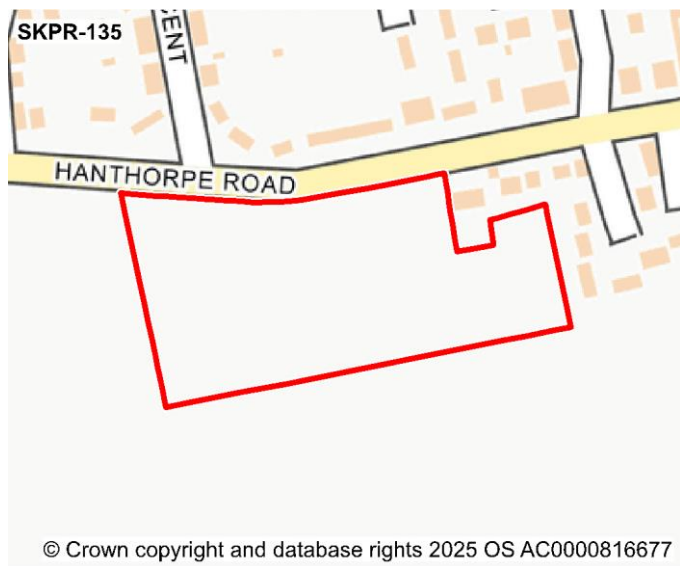
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development. Site is located more than 3km from the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access crosses third party land. The track from East Lane is unsuitable to accommodate an adoptable road.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site identified to not have suitable access. Some concerns over the sites impact on the historical environment due to proximity with Morton Conservation Area, which would need to be addressed. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

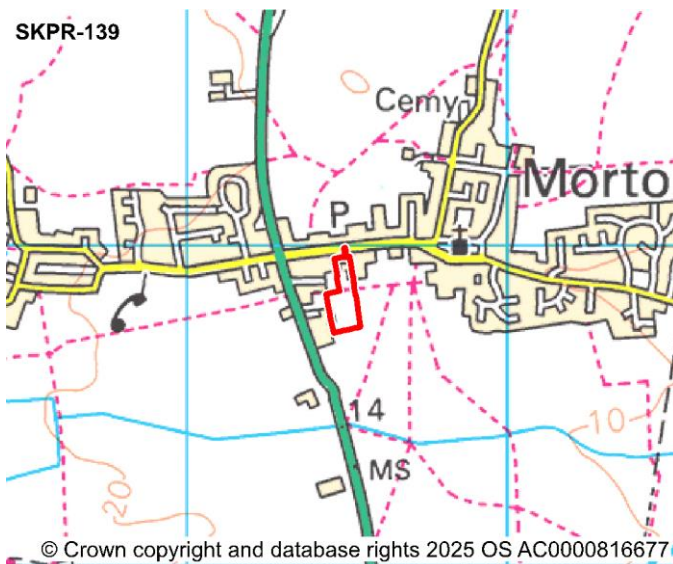
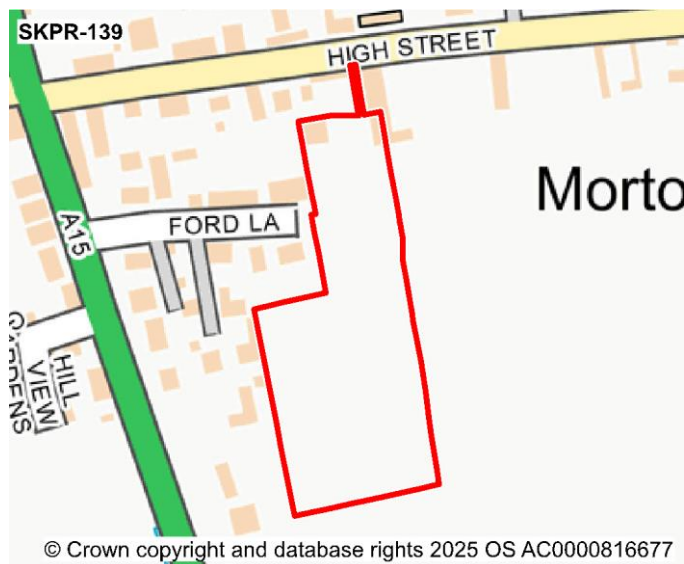
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Footway widening/improvements along Hanthorpe Road.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Morton. Pedestrian links to be provided along Hanthorpe Road with connections to the public right of way to the south. Site has been assessed to have minor impact on the local and strategic highway network. Site has few constraints and appropriate mitigation measures can be put in place.



Major Constraints

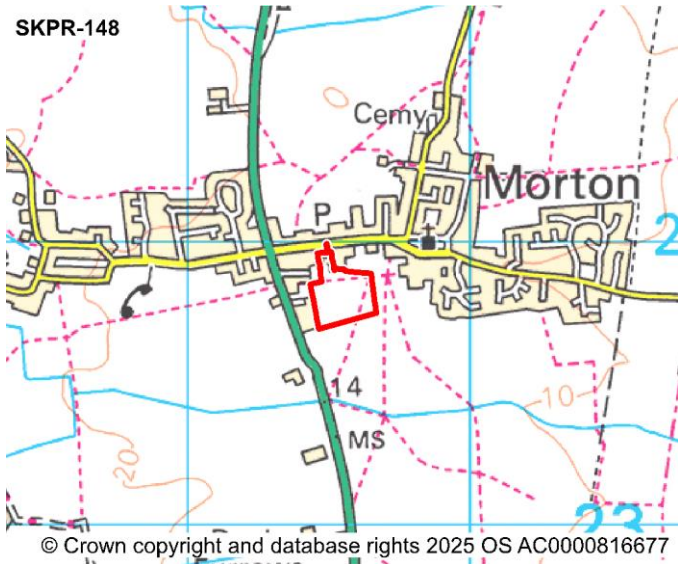
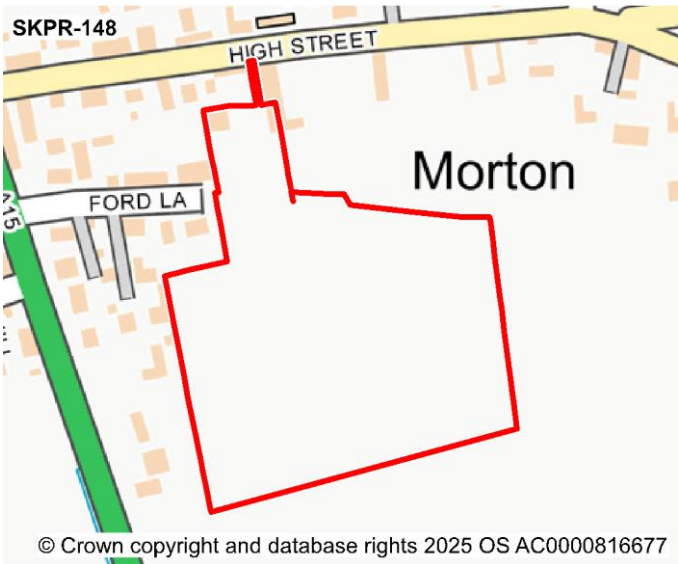
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access preferred from High Street with improved and widened access. Little scope to improve Ford Lane to accommodate further development. PROW runs through the site, connections and improvements to be made
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100% overlap
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Barrowby Conservation Area which would need to be addressed.



Major Constraints

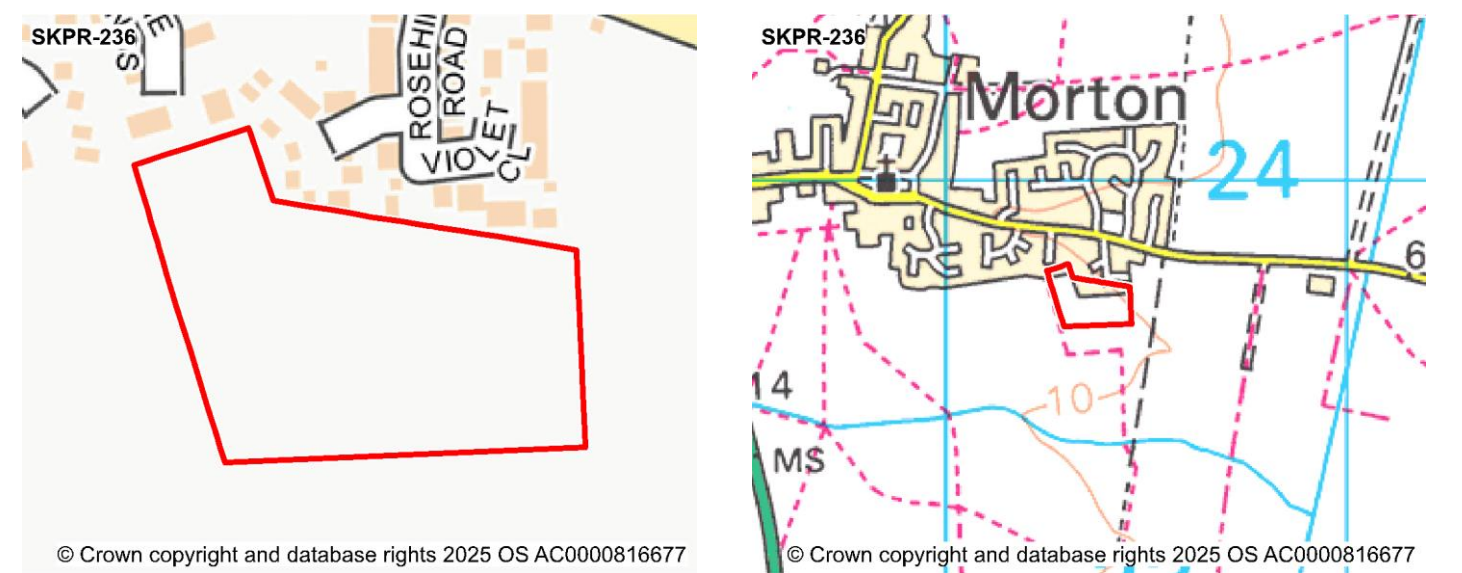
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	43
% of Overlap with Flood Zone 3	38
Statutory consultee comment on Flood Risk (Environment Agency)	Large area of FZ3/2 at this site. Source Protection zones 2 and 3. Secondary A aquifer on site.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle acceptable with main vehicular access onto A15. Pedestrian and cycle connections necessary to connect to facilities in village, both along A15 and on other routes to High Street. Information provided says that land for this is within proposer's control. Full TA will be necessary to show impact on adjoining junctions on A15 and whether mitigation (eg signals) is required.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	80
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	14
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Large strategic site that has naturally generated multiple constraints which would need to be addressed. Site of this scale could significantly alter character and setting of the settlement. Site not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of development served from Rosehip Road is acceptable. PROW around perimeter of site to connect and improve.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

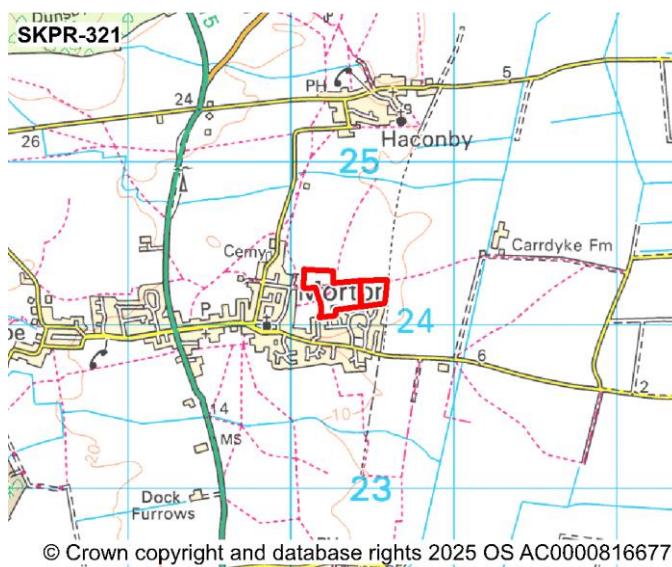
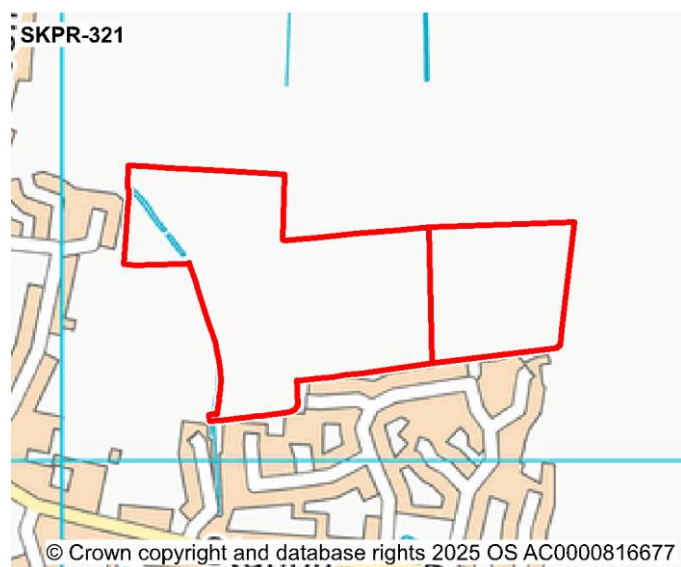
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Site is in Source Protection Zones 2 and 3. On Secondary A aquifer. The site is bordering main river and close to EA owned assets/flood defences.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Outline permission granted, principle is established. Vehicular access from A15 with pedestrian access via The High Street.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	0.41%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	99.59%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Outline application granted under S19/1784



Major Constraints

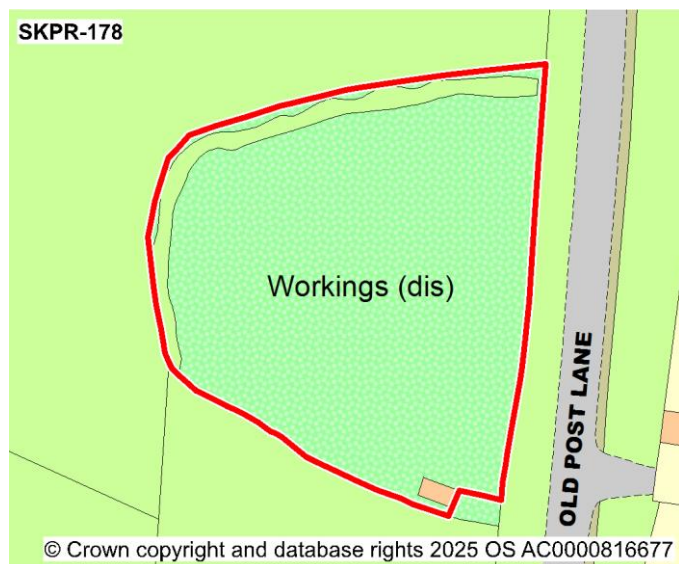
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 2. Secondary A bedrock aquifer. In catchment of Bourne WRC which has had over 80% capacity for 4 out of the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN. It is unlikely it will generate significant impact the SRN. Subject to further traffic and capacity assessments.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Due to ransom strips and other issues, the only point of access to serve the development is via Paddington Way, which is unsuitable to serve 153 further properties.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site identified to not have suitable access due to ransom strips and other issues, the only point of access to serve the development is via Paddington Way, which is unsuitable to serve 153 further properties. other more suitable sites are available to meet required need across the plan period.



Major Constraints

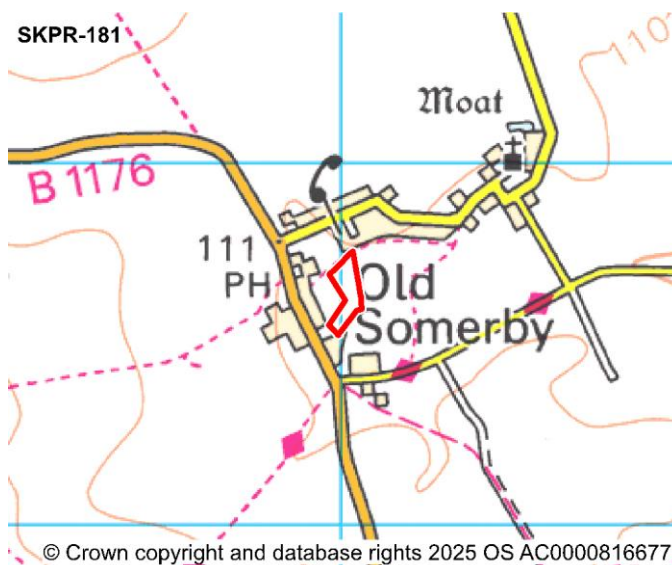
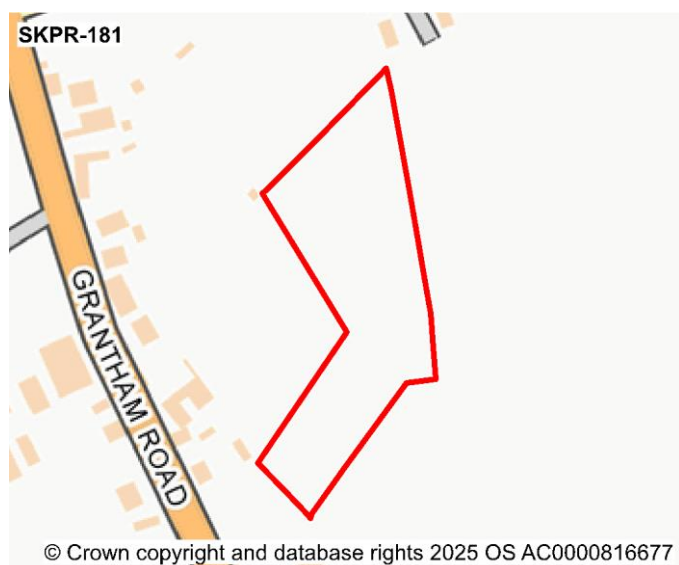
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Extension of 30mph speed limit. Frontage footway to connect with the existing bus stop. Upgrade the existing bus stop.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

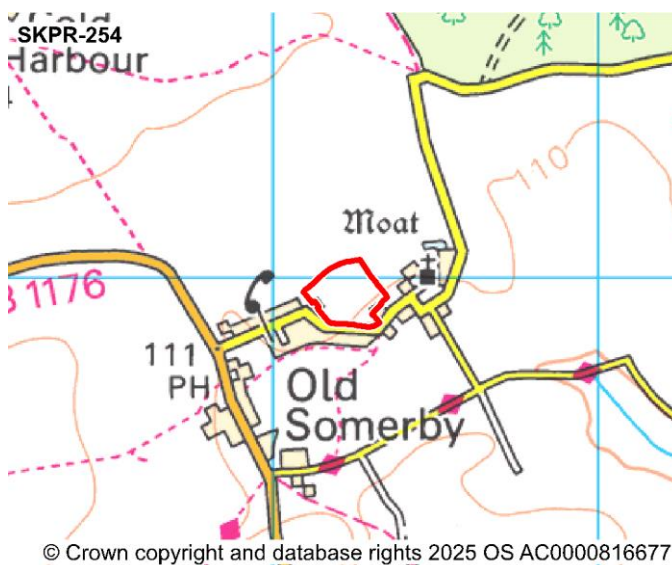
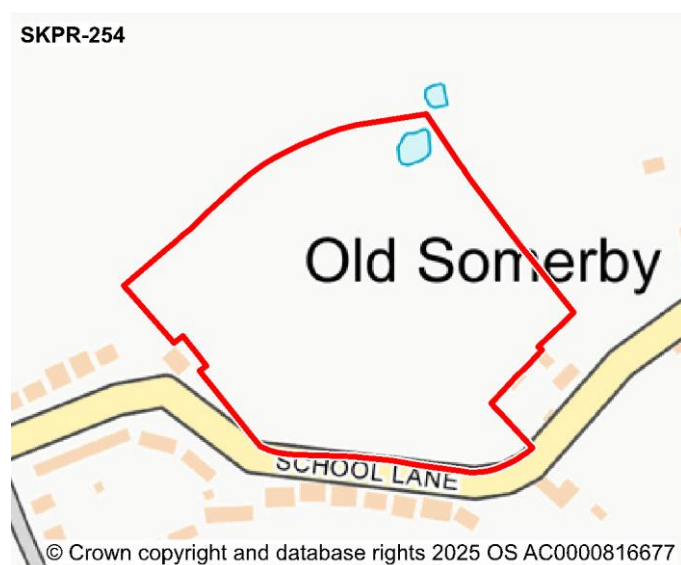
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access from B1176. Improvements to Bus stops in the locale.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

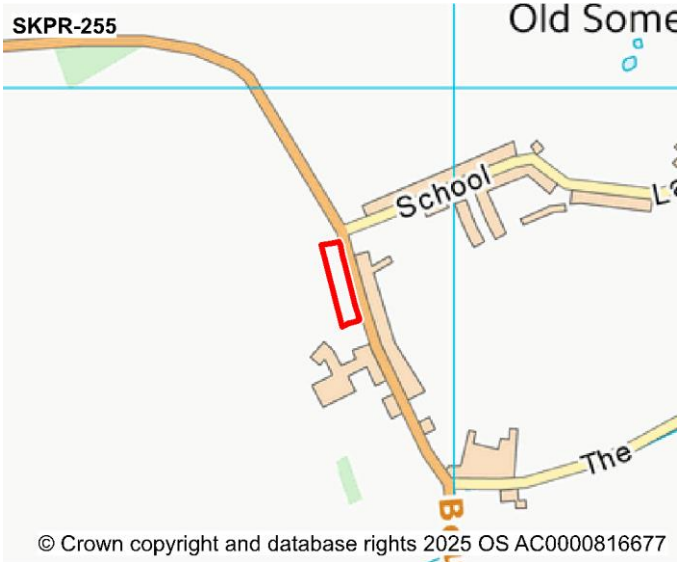
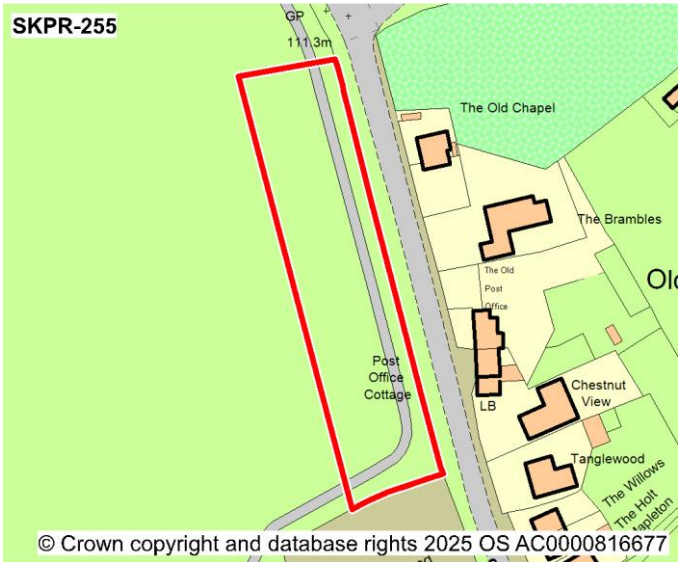
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips to impact the SRN, > 3Kms from nearest SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Some form of development is acceptable. Access location to be considered to achieve maximum possible visibility. Consideration for pedestrians on School Lane and connecting with the existing network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

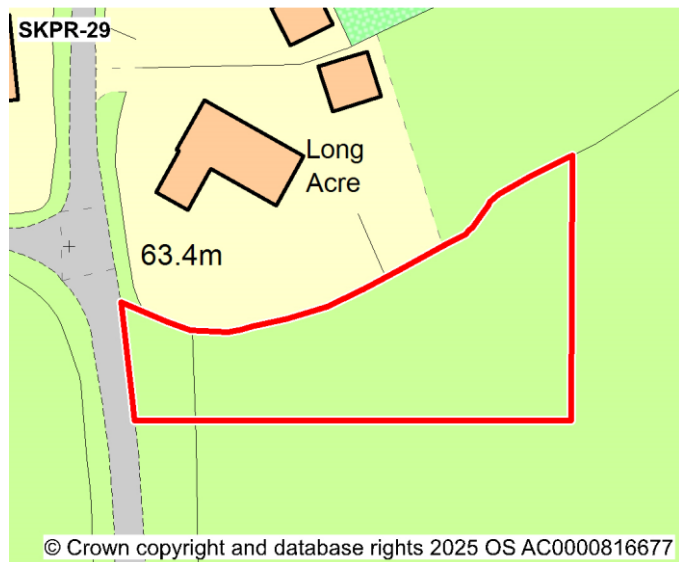
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Considerations for pedestrians on B1176 to access footway network, PROW's and Bus stops. Dyke fronting the site which will require culverting.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

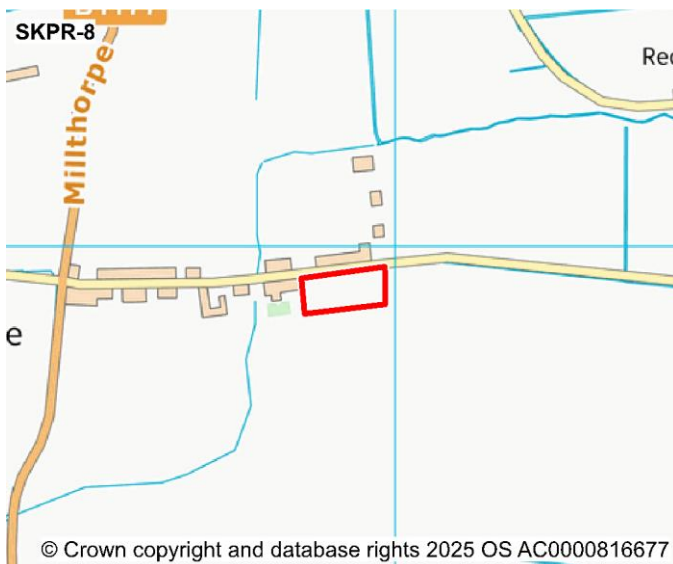
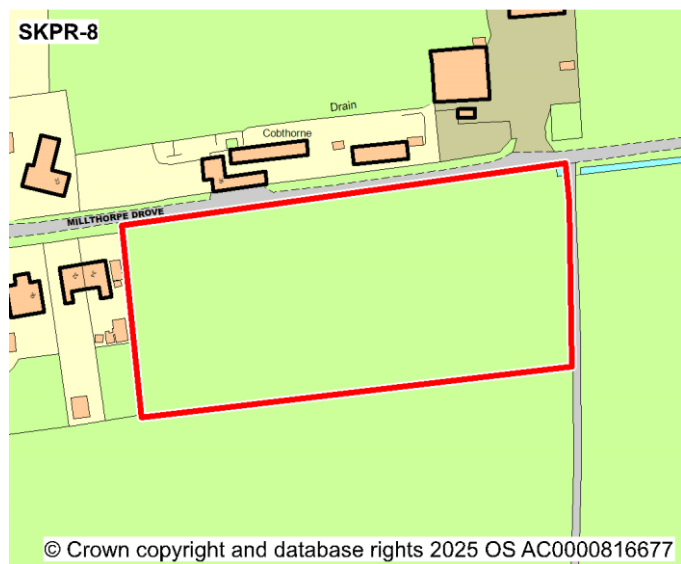
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Historic landfill close to the site - Barnack Road
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Ensure visibility is achieved from proposed point of access, in line with MFS.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

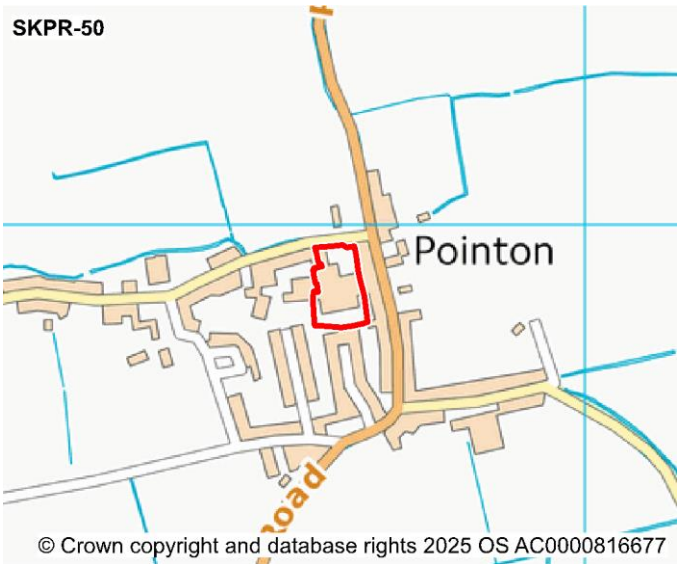
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	100
% of Overlap with Flood Zone 3	100
Statutory consultee comment on Flood Risk (Environment Agency)	Flood zone 3
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	No footway, narrow road with limited places to pass and no scope to improve. Surface water flooding issues. Suggest number is not appropriate
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

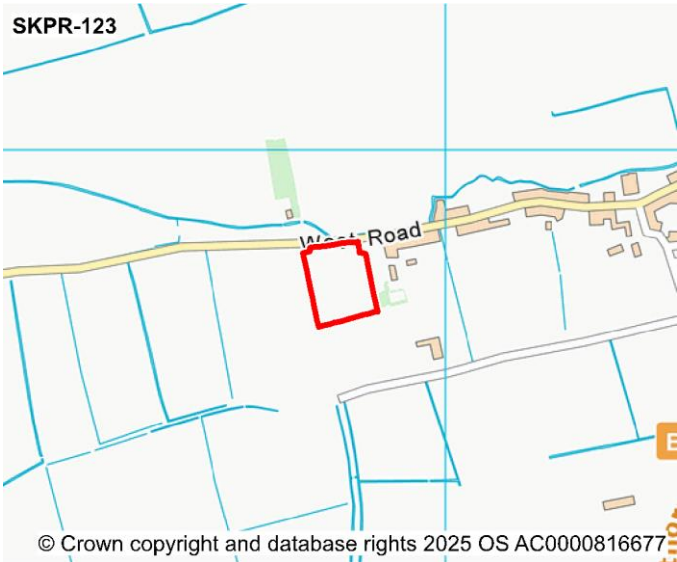
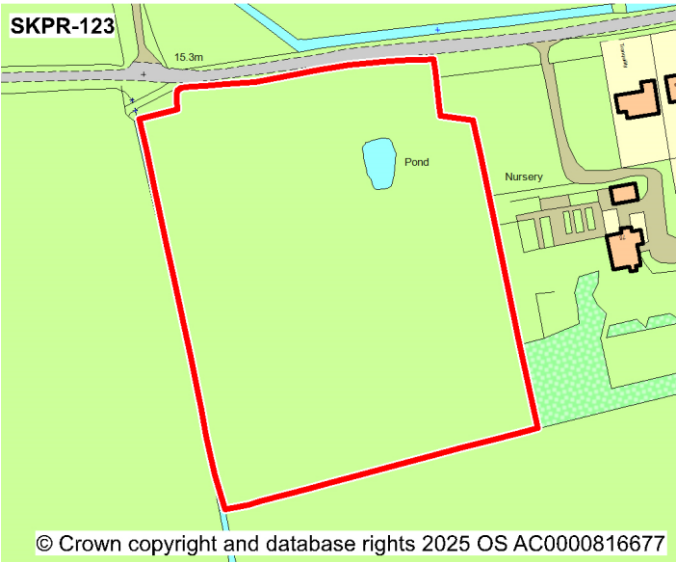
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Footway required from the site access to the B1177 to connect to the existing. Internal footway connection required to the footpath south of the site . Surface water flood risk and PRWO present.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

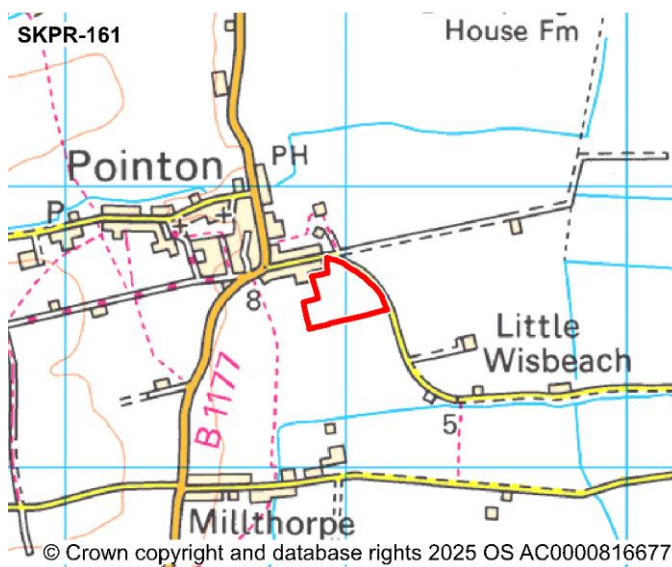
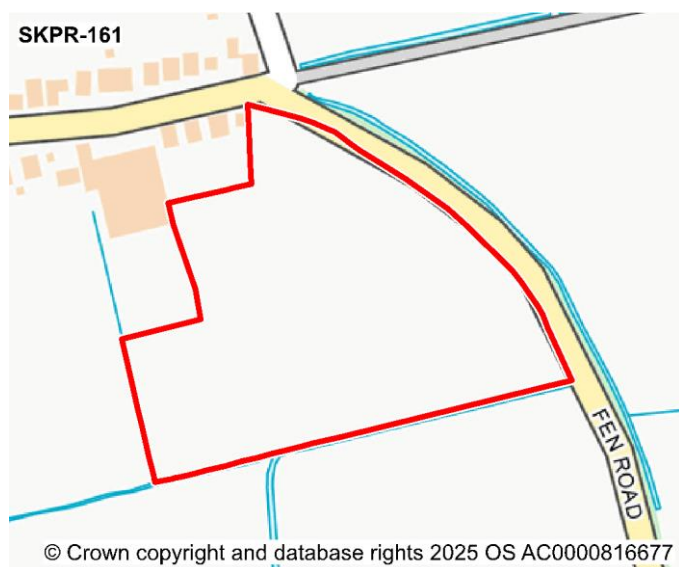
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 KM away from SRN junction. Development traffic likely to be less than 40 two way trips on any given junction on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access to be close to the east boundary, footway connection, carriageway widening & 30mph speed limit extension required. Surface water flood risk
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

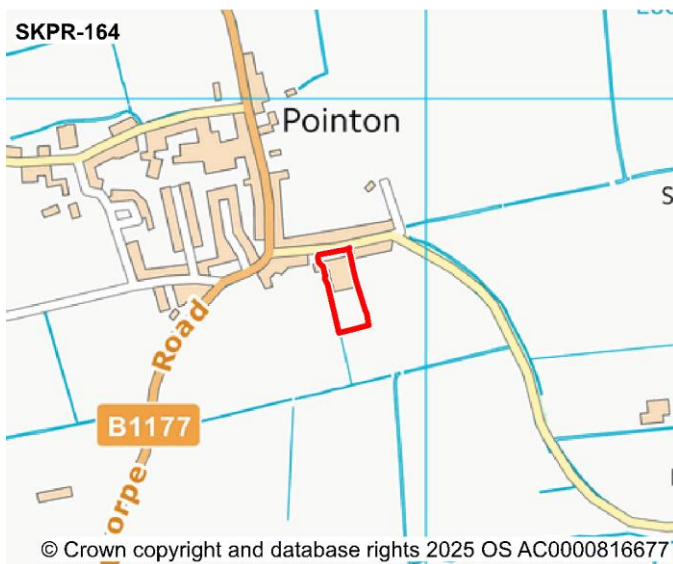
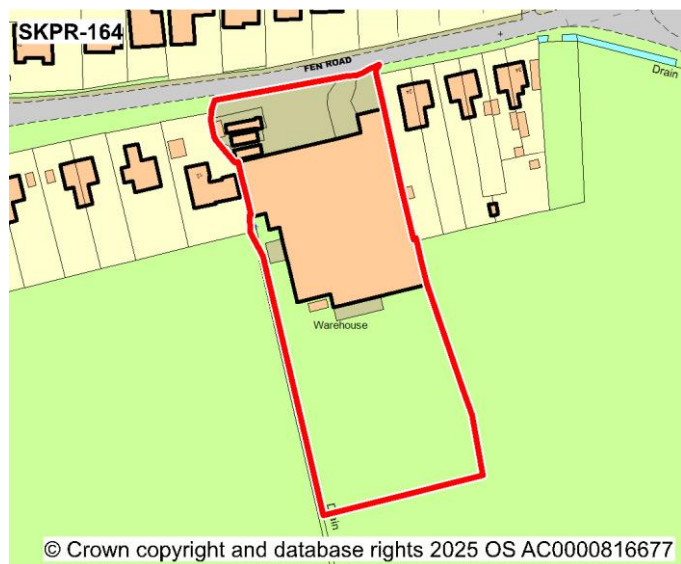
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	28.99%
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 KM away from SRN junction. Development traffic likely to be less than 40 two way trips on any given junction on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Visibility at existing access to be improved and culvert under the access. Fen Road will need widening, a footway connection and 30mph speed limit to be extended. Surface Water Flooding present in the south east of the site
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

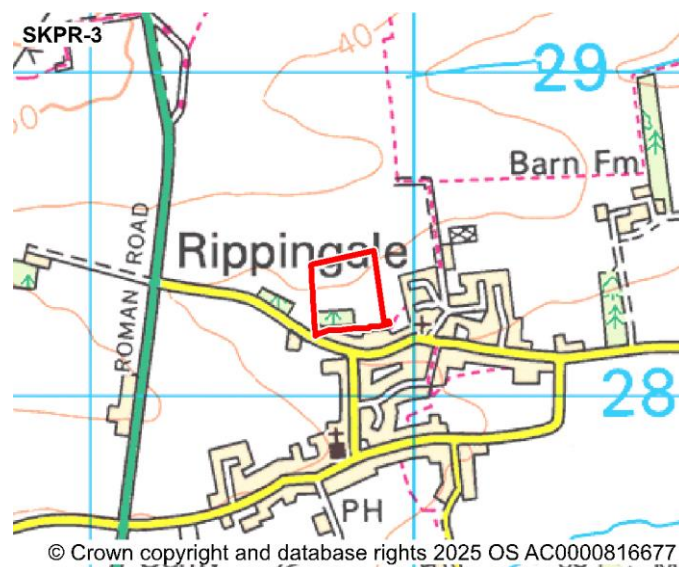
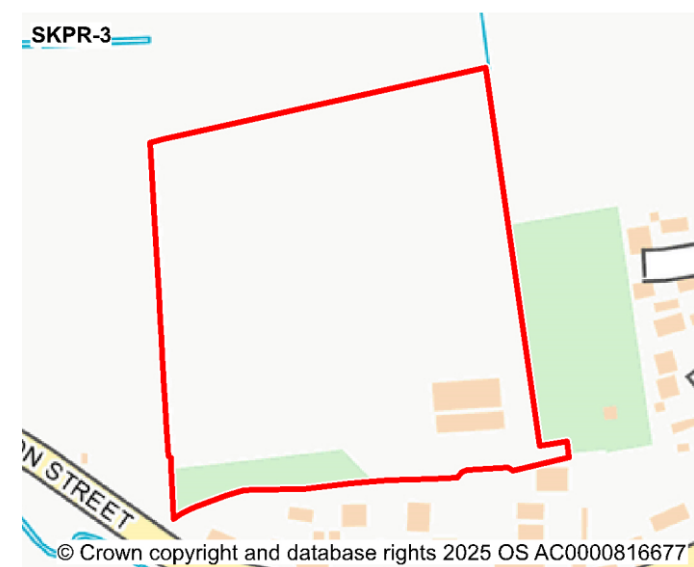
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable, visibility is good, uncontrolled pedestrian crossing required to the footway on the other side of the road. Surface water flood risk
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

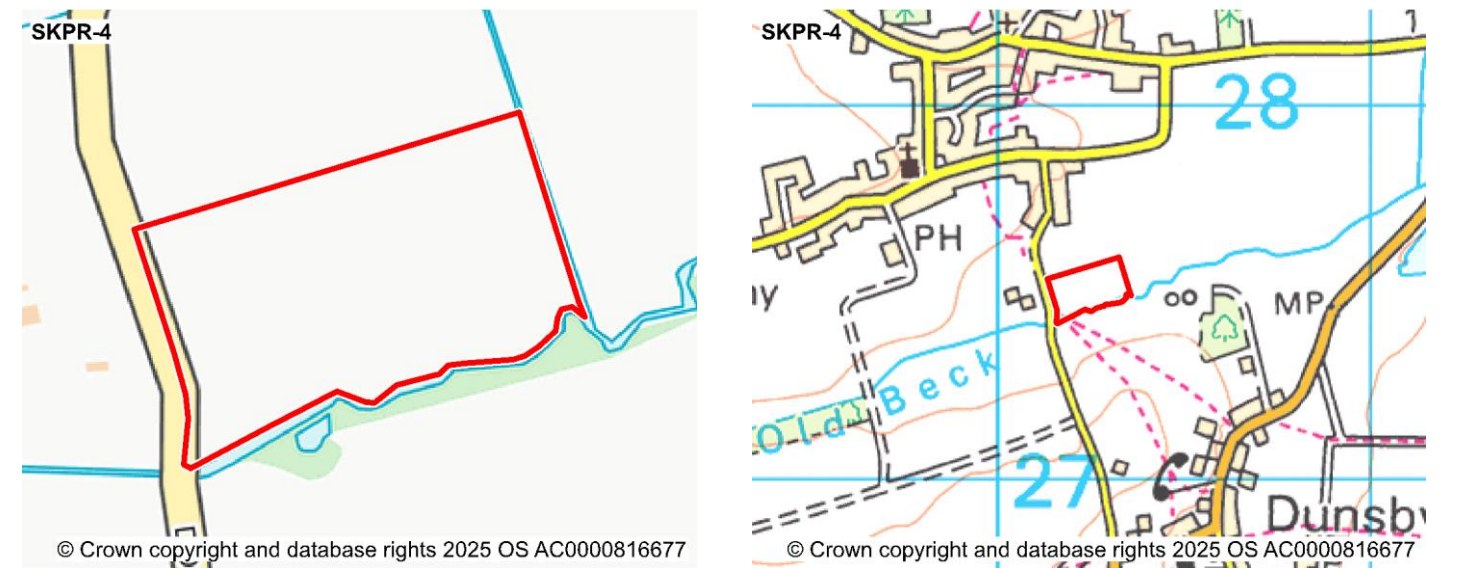
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development. Site is located more than 3km from the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Site access, to serve up to 82 dwellings, is not suitable. An adopted road is not achievable to serve the proposed development.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

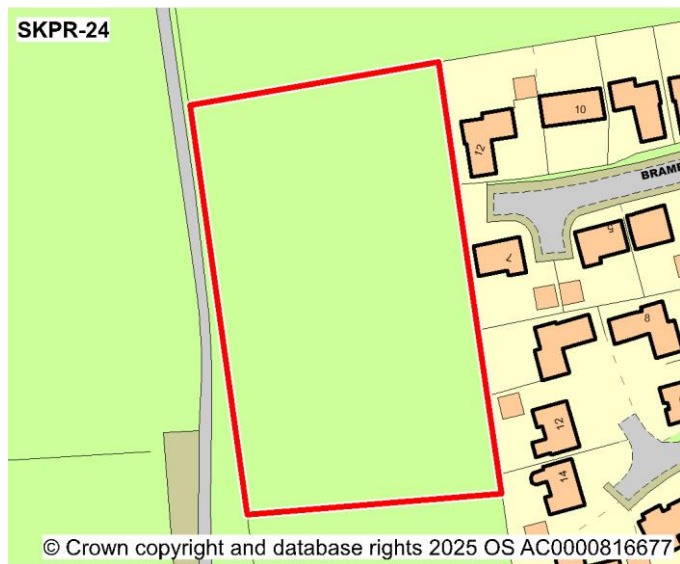
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	31.37
% of Overlap with Flood Zone 3	29.01
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2/3 - sequential placement/FRA would be required.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Consideration for pedestrians to the village centre along with improvements to the adjacent PROW network. Doctors Lane would require improvements including road widening up to the junction with East Street. Extension of the speed limit. The site is fairly isolated and remote from the village centre.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW 120m east (W8) - odour assessment

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

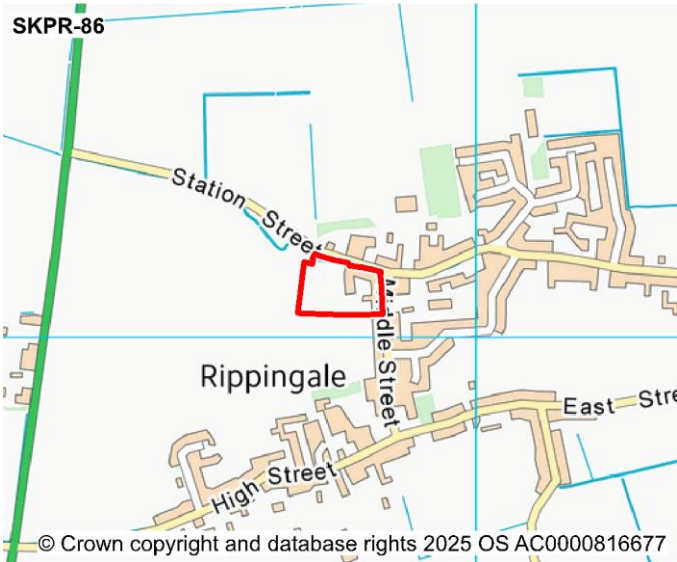
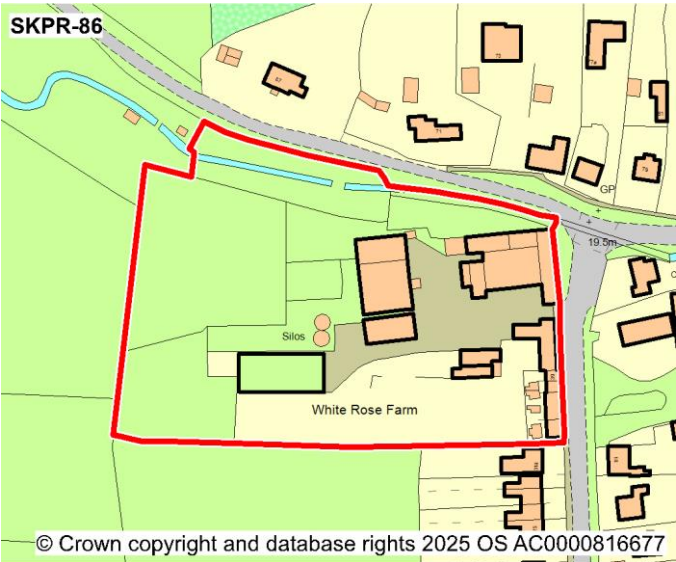
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of development is acceptable.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

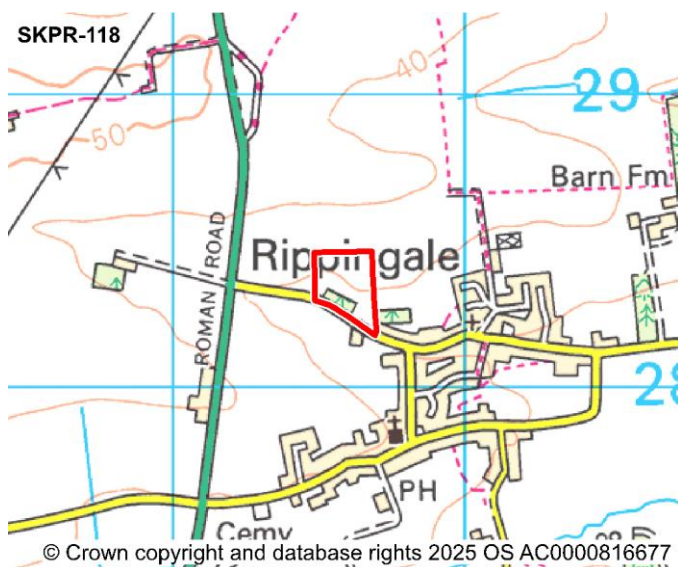
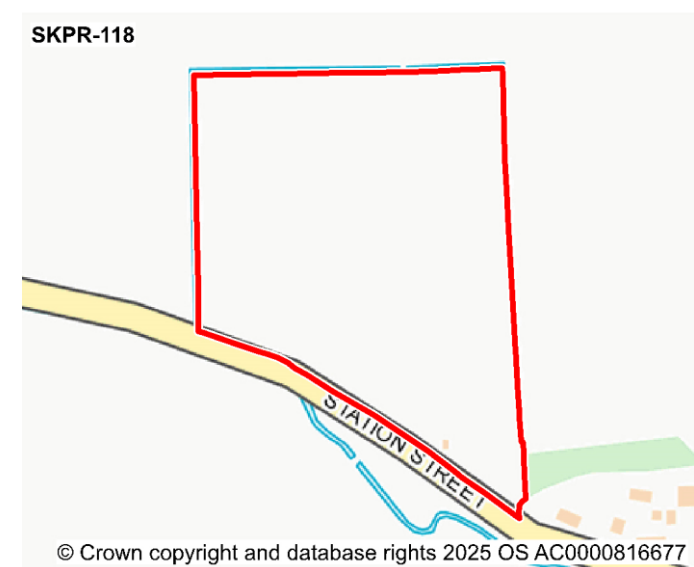
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access in its current form not suitable to serve up to 48 dwellings. Visibility is below standard. An adoptable road is required to serve larger developments. Alternatve access options to be considered.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

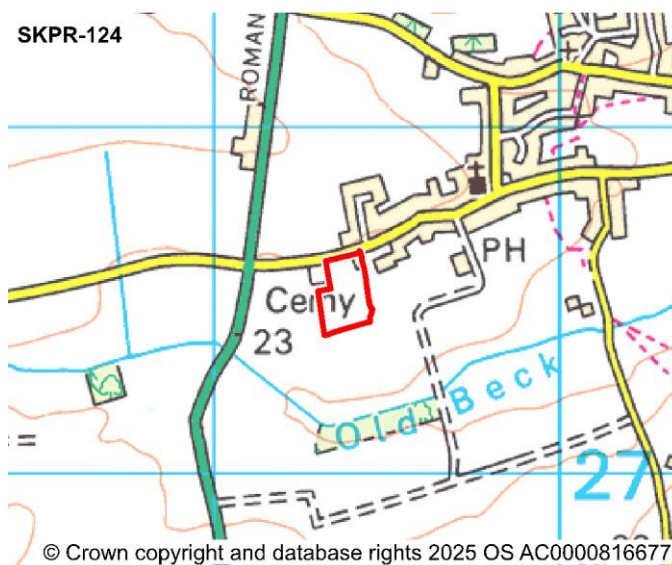
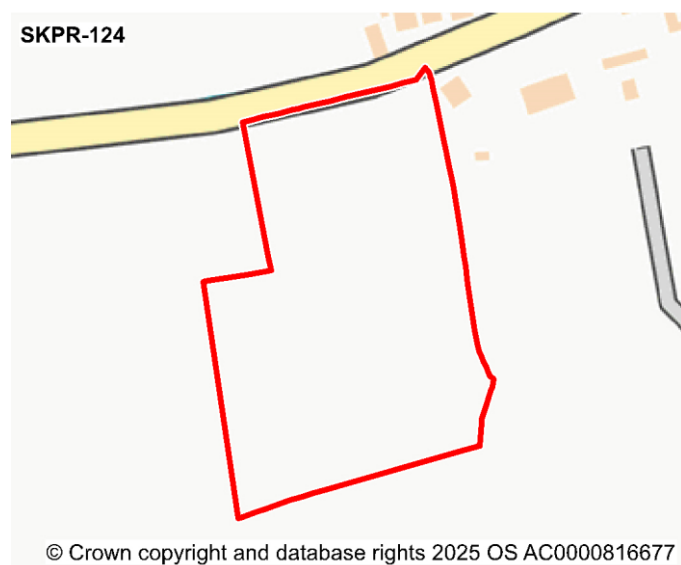
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development. Site is located more than 3km from the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Surface water flooding issues in vicinity of the site. A pedestrian link would need to be provided to connect with the existing network and road widening along Station Street. Extend the existing speed limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the local Plan review - no sites are being allocated within identified 'smaller villages'. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

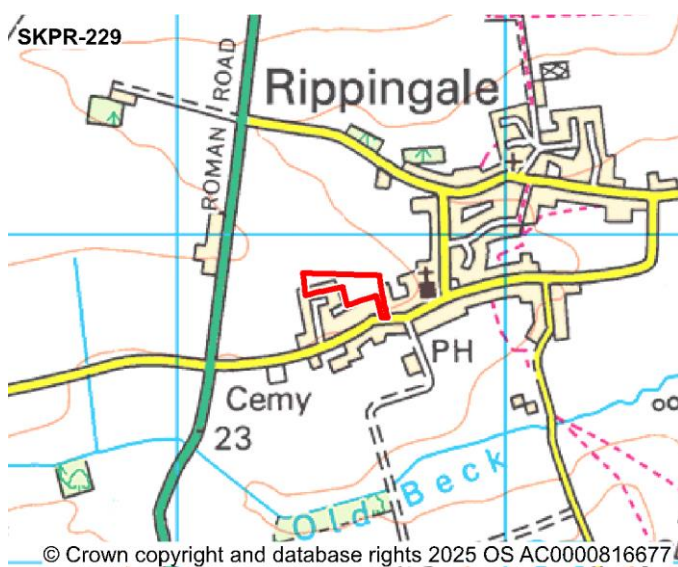
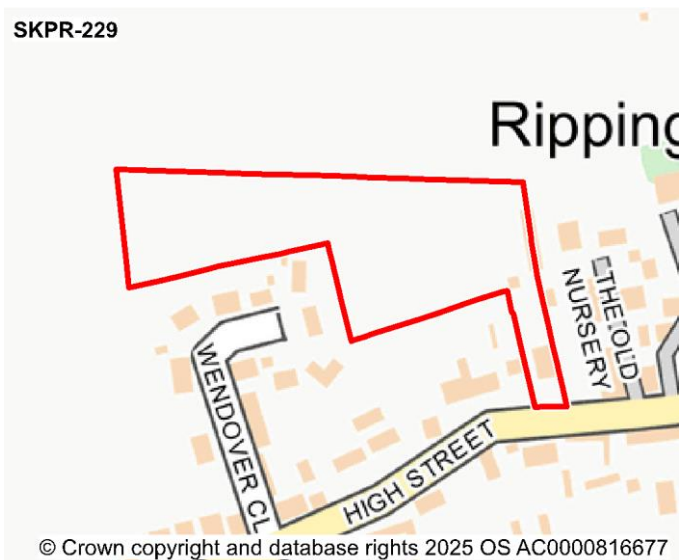
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development. Site is located more than 3km from the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of the speed limit. Footway connection to connect with existing network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

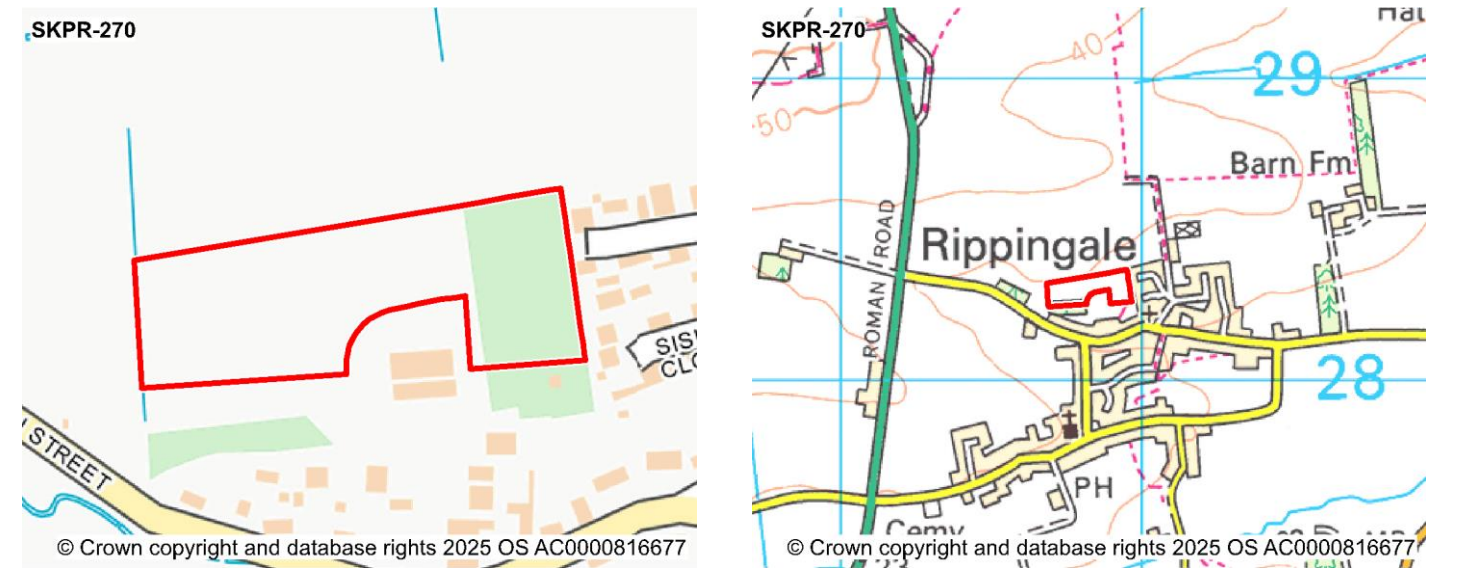
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of some development is acceptable, dependant on what can be achieved in terms of access/road widths to an adoptable standard.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	14.55%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	85.45%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

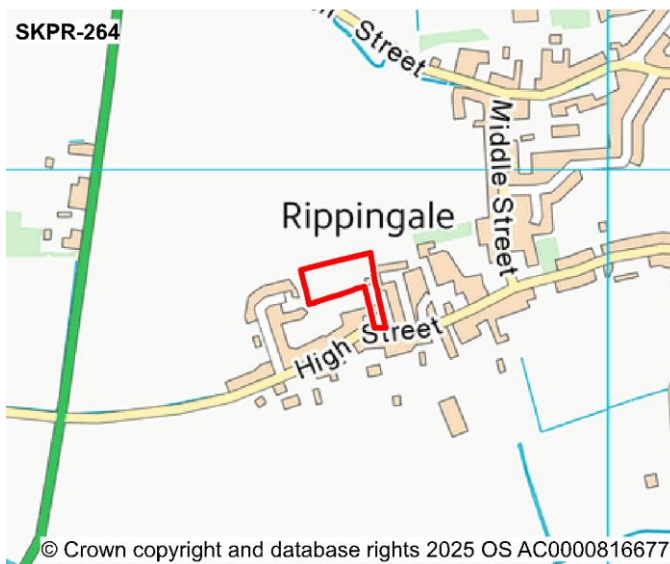
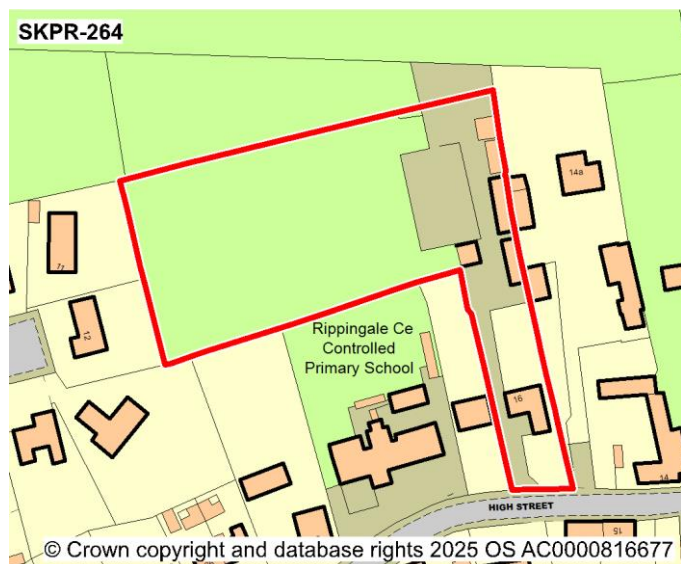
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Some development is acceptable from Brambling Walk. Concerns with access from Station Street, as the road would need to be designed and constructed to adoptable standards. A pedestrian link through Station Street is encouraged.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle of some development is acceptable, dependant on what can be achieved in terms of access/road widths to an adoptable standard.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

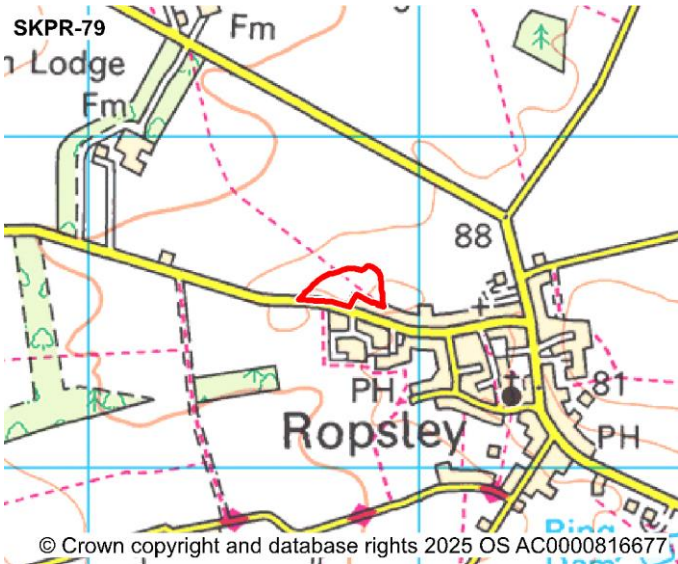
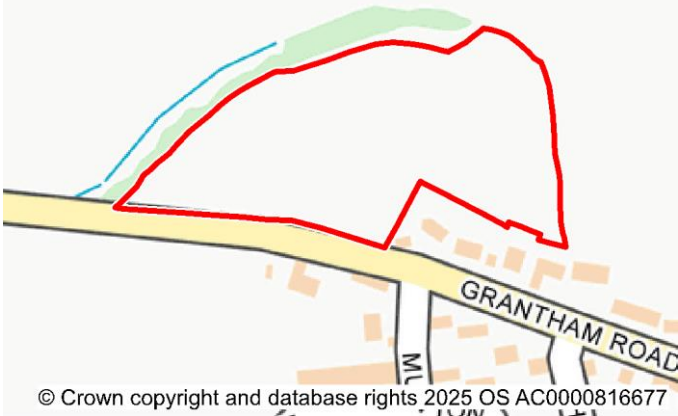
Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	28.5%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	71.5%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.

Location: Land West of Ropsley, NG33 4BX
Land Type: Greenfield
Site Size: 1.97

SKPR-79



Major Constraints

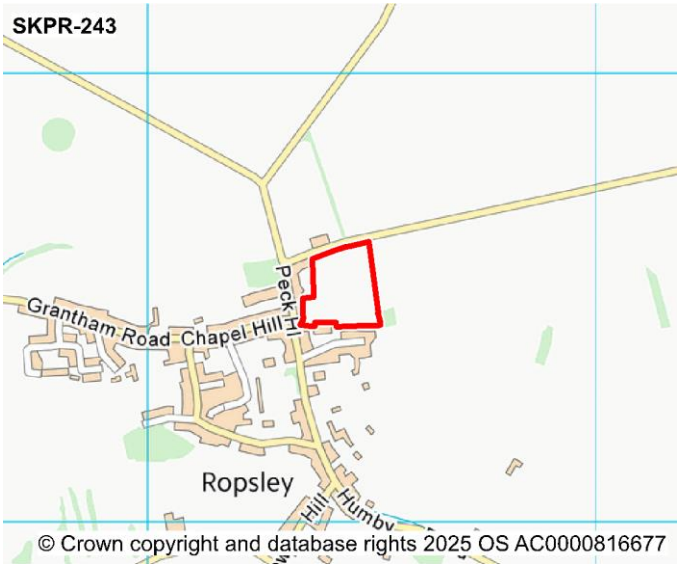
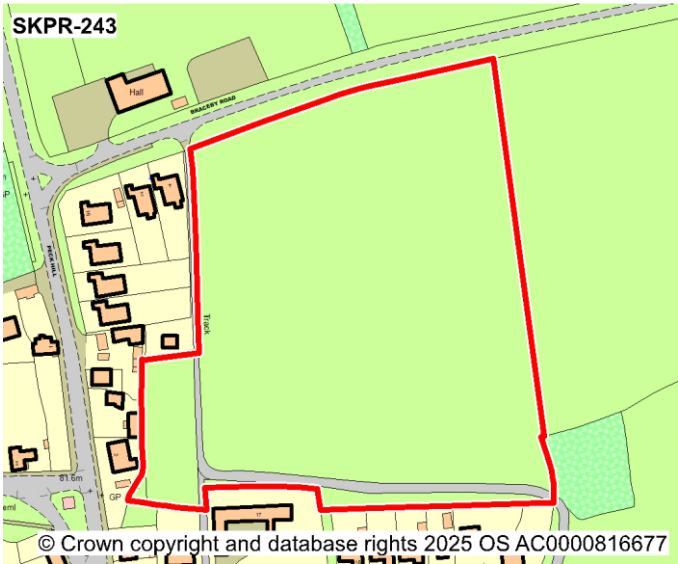
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Small section of Somerby landfill.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Pedestrian crossing (tactiles) at site access. Carriageway minor widening fronting the site. PROW runs through site which will need diverting (dependant on layout). Improvements to this network along with connections from the proposed development. Tactile crossing and footway infrastructure to facilitate safe passage of pedestrians on to the adjacent network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Old Somerby to Ropsley Road Verges
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	Yes
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

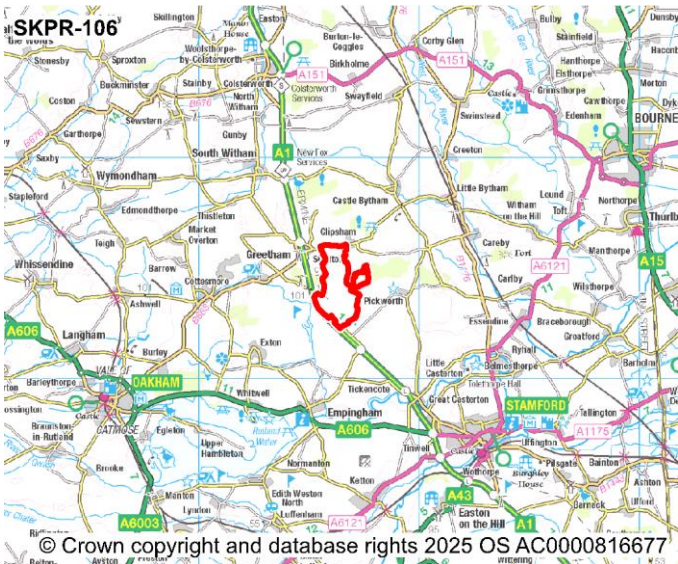
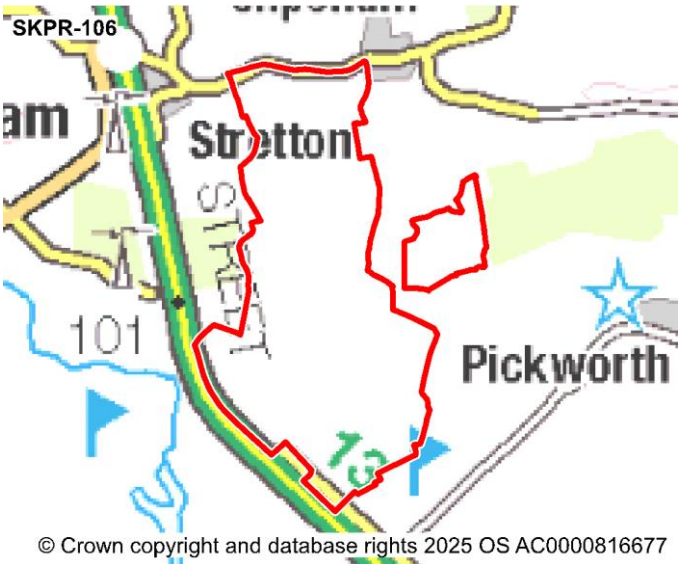
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No Comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Extension of 30mph speed limit. Braceby Road to be widened fronting the site up to the junction with Peck Hill. Connecting footway to link with the existing network. Adjacent PROW to be improved and connections made from the development.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

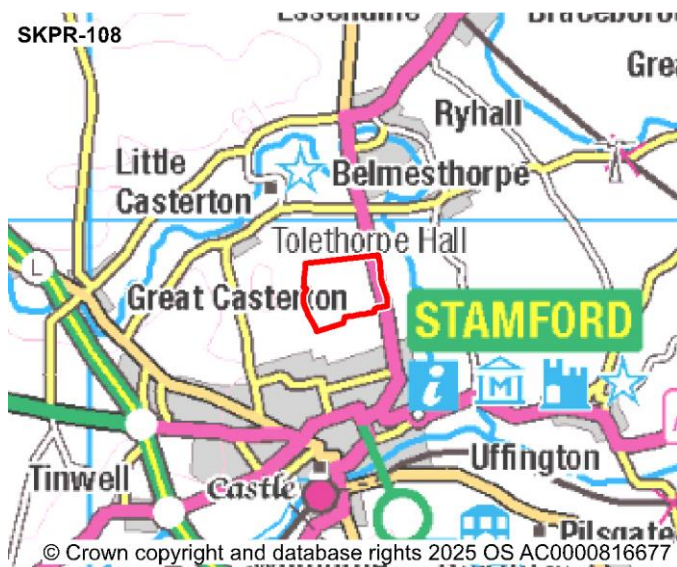
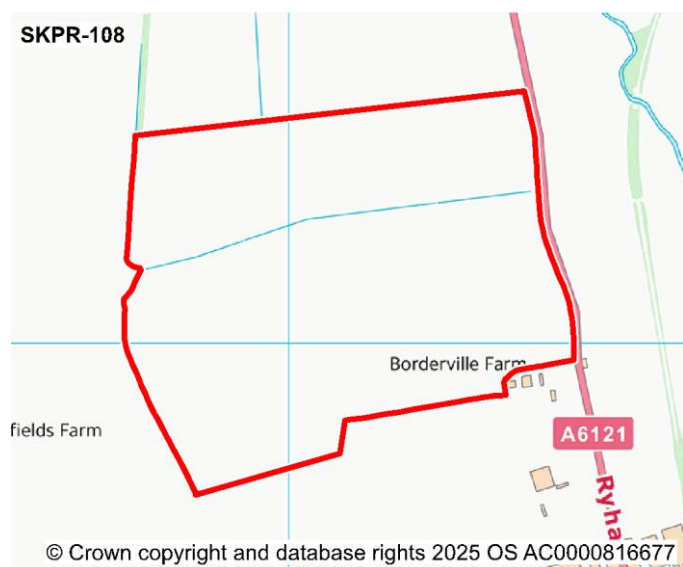
Constraint	Assessment
Settlement Hierarchy	Open Countryside
Site Deliverability Timetable	N/A
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	0.64%
% of Overlap with Flood Zone 3	0.59%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Less than 3km, 4000+ trips, multiple SRN affected
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Providing suitable highway connections are made to the A1, this proposal would have limited impact on local roads in Lincolnshire. Transport Assessment would also need to show potential impact of the development on the local network at Stamford, Colsterworth and Grantham.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to irreplaceable habitats - Holywell Wood
Proximity to Shops	2+ km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	3.5km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	97.88%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site is located within Rutland County Council – South Kesteven District Council is not planning to allocate any sites within another Neighbouring authority as part of the draft Local Plan Review.



Major Constraints

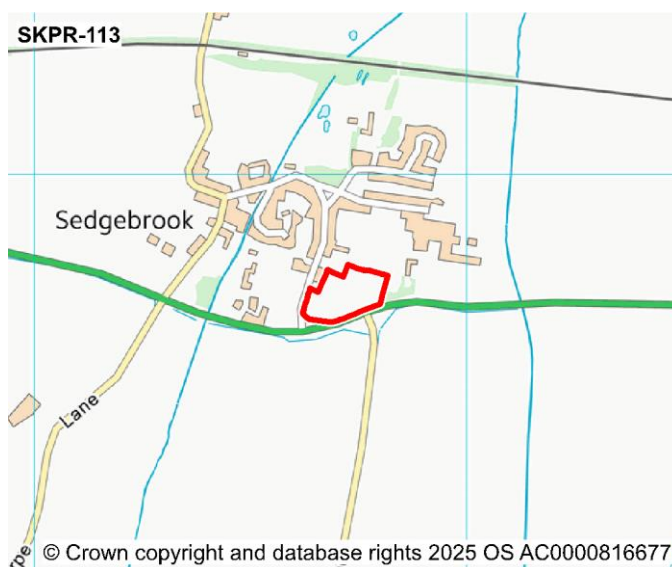
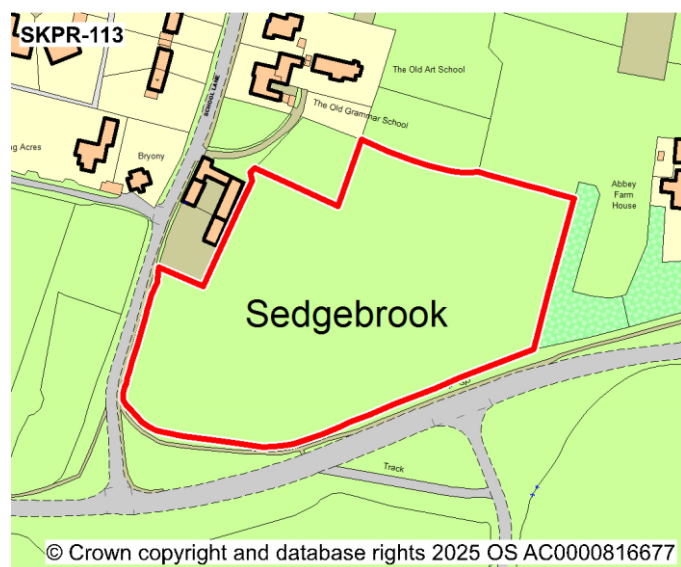
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	"More than 100 trips to impact the SRN junctionsLikely cumulative impacts with Stamford North"
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	This would cause significant traffic impact on Ryhall Road and Stamford town centre. Transport Assessment using LCC traffic model would be required and several junctions on A6121 and A1175 would probably need upgrading and significant active travel and sustainable transport mitigation would be required to connect to the Stamford Town centre and ensure the highway network can accommodate impact.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	29.33%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	70.67%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is located within Rutland County Council – South Kesteven District Council is not planning to allocate any sites within another Neighbouring authority as part of the draft Local Plan Review.



Major Constraints

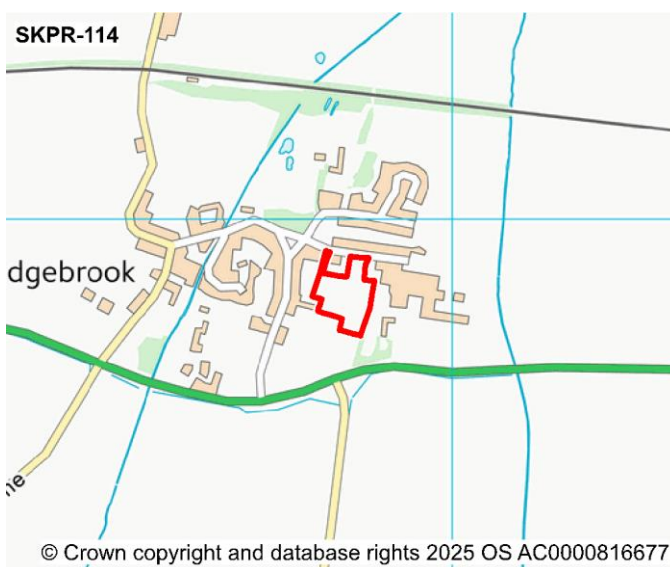
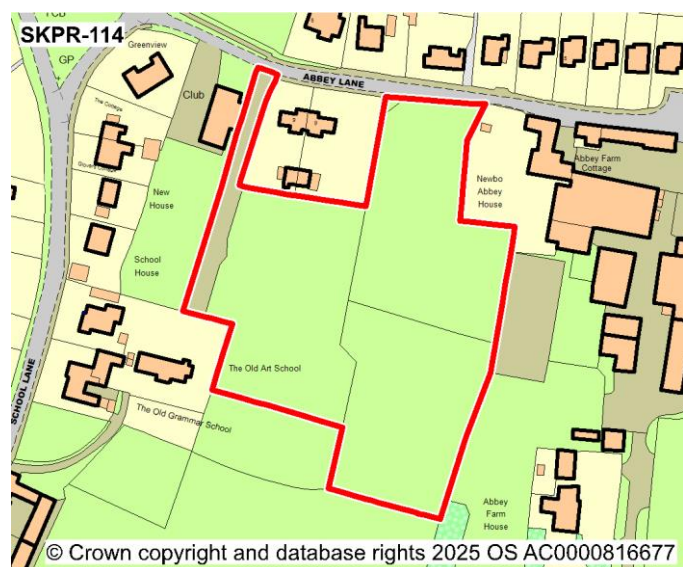
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Hedgeline to be moved back to improve visibility, School Lane to be widened on approaches to access. Surface water flood risk and PROW present.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

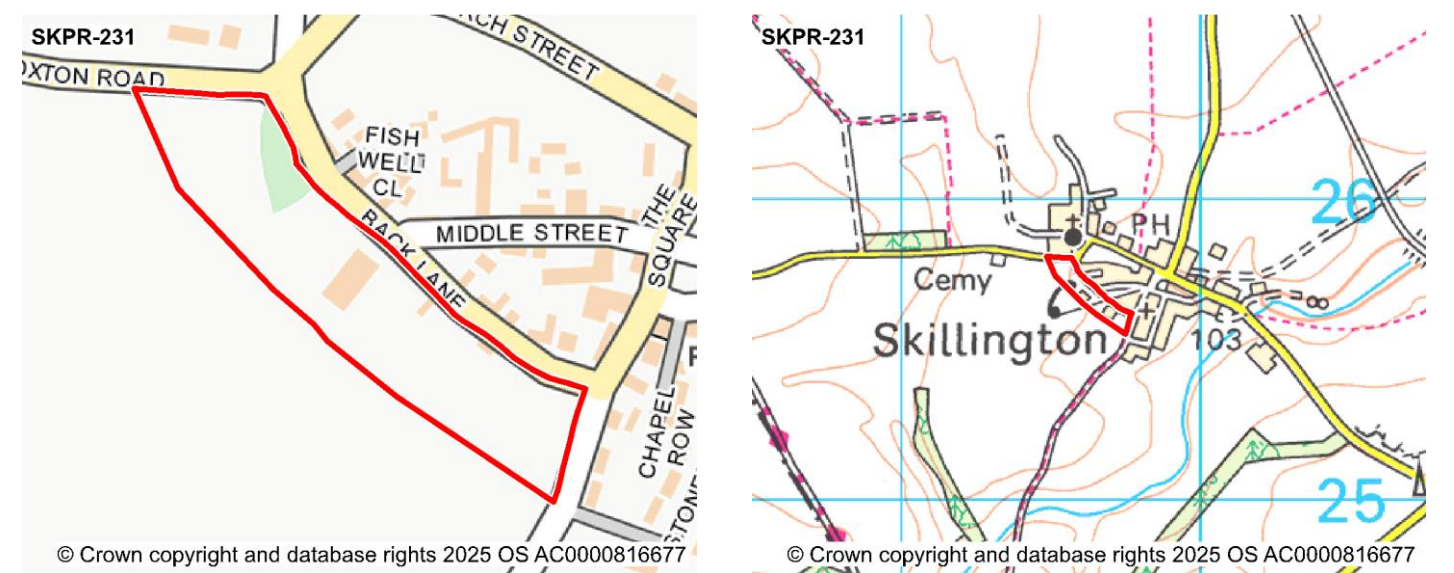
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Hedgeline to be moved back to improve visibility, School Lane to be widened on approaches to access. Surface water flood risk and PROW present.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

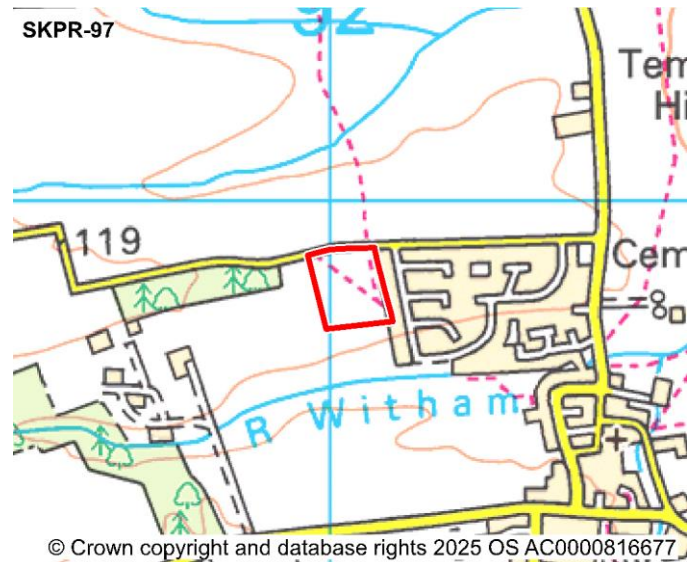
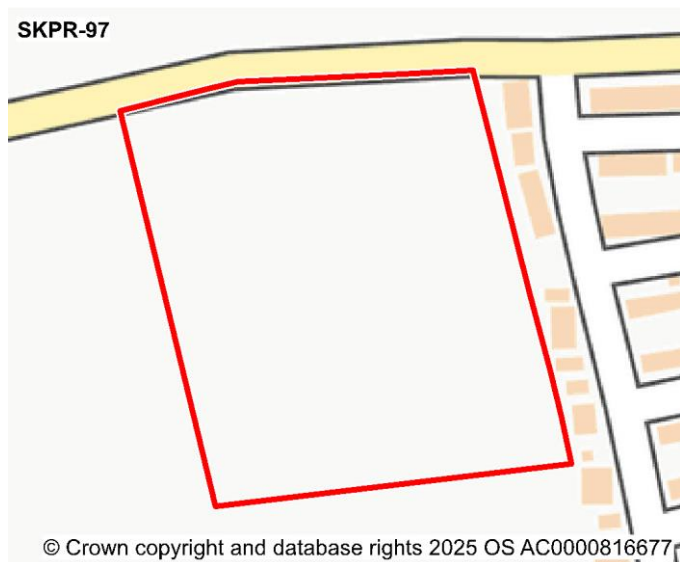
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips to impact the SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Widen Back lane and provide footway network. Considerable improvements required on Back Lane, Sproxton Lane and Buckminster Lane.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	3.5km+
Proximity to Secondary School	8km+
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Site is located less than 3km and more than 40 trips to have an impact on the 3 SRN junctions. Hence, moderate impact anticipated.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Moor Lane is a poor standard single track Lane with no footways it would need to be significantly improved to include carriageway widening/reconstruction and footway provision to link to the existing footway east of the site on Moor Lane. TRO would be required to reduce speed limit as site currently sits within 60mph limit. Boundary hedge would need to be removed in order to deliver the required improvements and achieve the required visibility from the access point.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11. M12

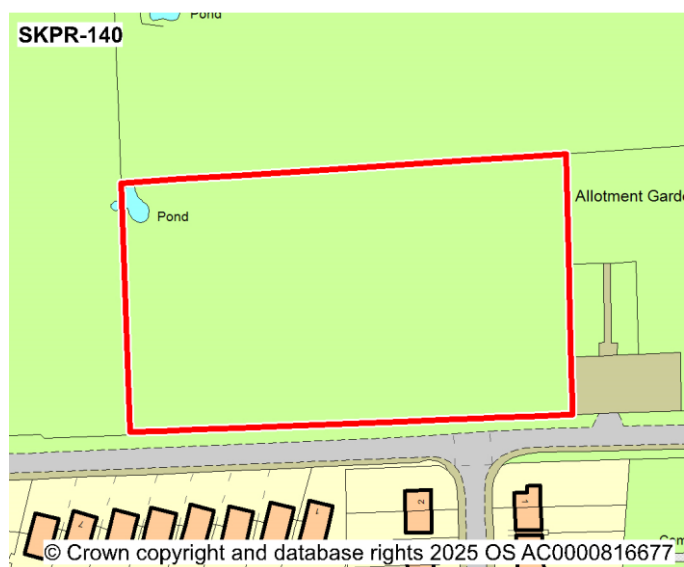
Statutory consultee comment on Minerals and Waste	"Limestone MSA (M11)Site boundary immediately abuts an existing safeguarded mineral site (South Witham Quarry) (M12) however mineral extraction in the land to the west and south of the proposed site is effectively prohibited by S106 agreement and planning condition."
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Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

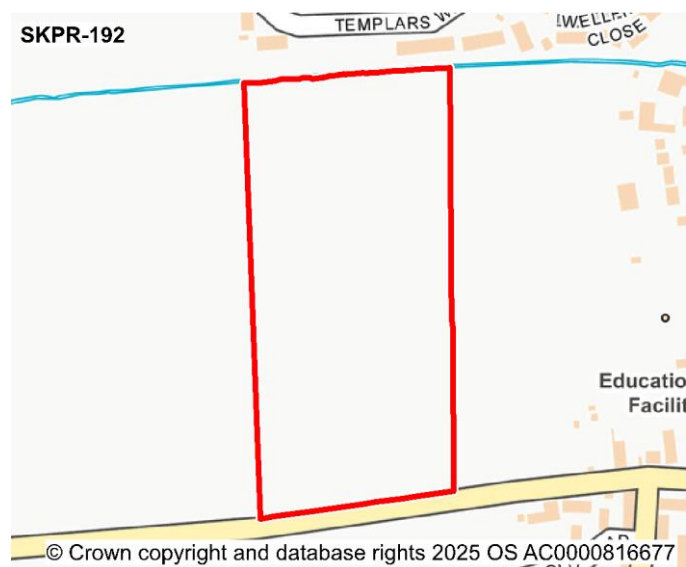
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	10km+
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Existing footway on opposite side of Moor Lane. Suitable access achievable. Bus stop in close proximity on North Witham Road
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	STW (W8) 230 South East
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0 - 0.1km
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	0%
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	0%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	3.19%
% of Overlap with Flood Zone 3	0.31%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Site is located less than 3km and more than 40 trips to have an impact on the 3 SRN junctions. Hence, moderate impact anticipated.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Carriageway width acceptable. Suitable access point achievable. No existing frontage footways. Footway link would need to be provided to link to existing footway on High Street. TRO to extend existing speed limit on Mill Lane, will be required.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

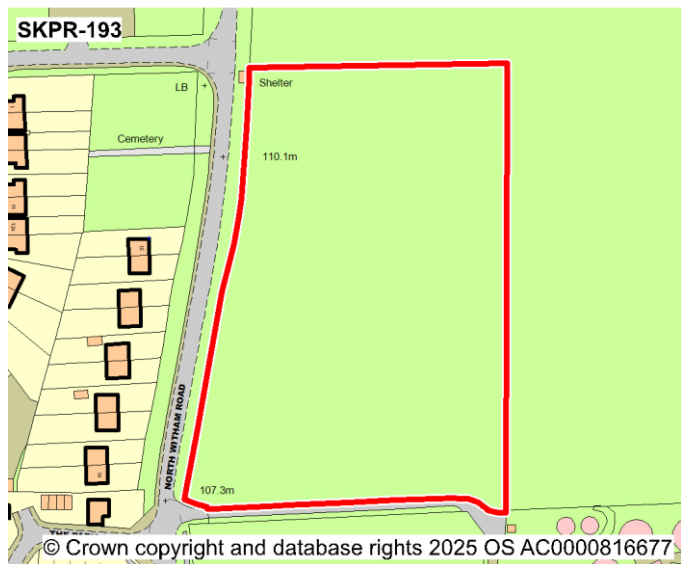
Statutory consultee comment on Minerals and Waste	"Limestone MSA (M11)Site boundary immediately abuts an existing safeguarded mineral site (South Witham Quarry) (M12). Mineral extraction in the land to the west of the proposed site is effectively prohibited by S106 agreement and planning condition. However, adjoining land to the south of mill lane forms part of an active ongoing mineral operation."
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Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

See comments in relation to site SKPR-333.



Major Contraints

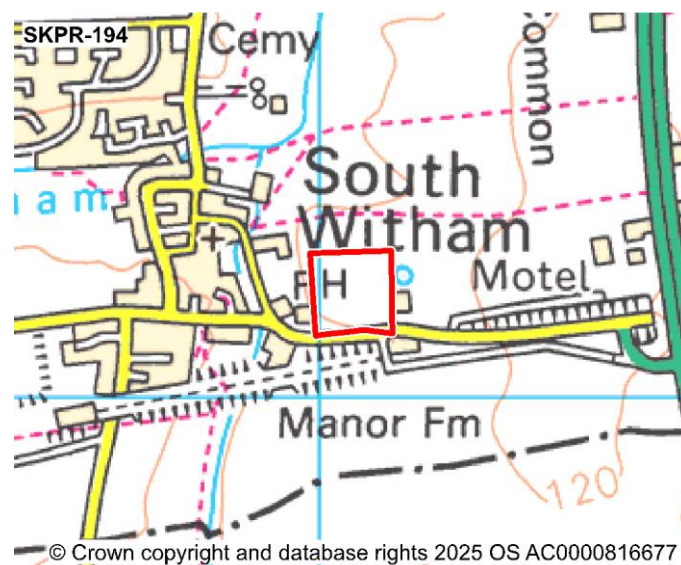
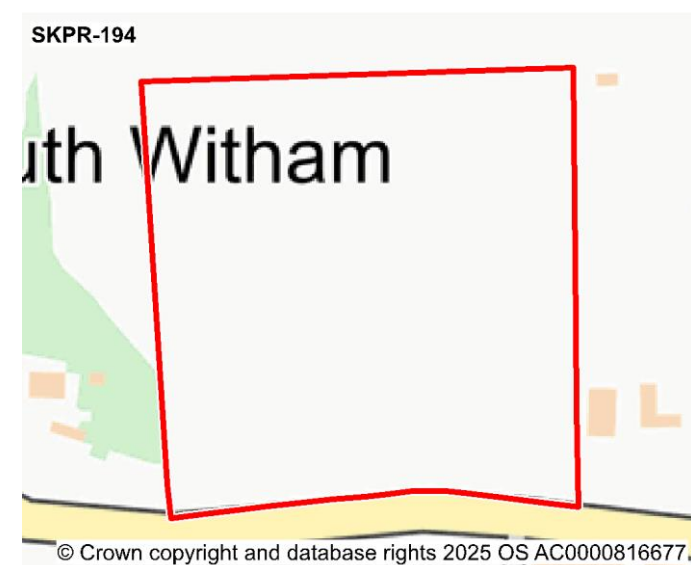
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Access could be positioned to southern end of site to avoid conflict with Moor Lane junction. Frontage footway to be provided to provide pedestrian link to existing bus stop at front of site. Pedestrian crossover point required to link to existing footway on opposite side of North Witham Road.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	Site immediately abuts a safeguarded STW (W8) - odour assessment

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

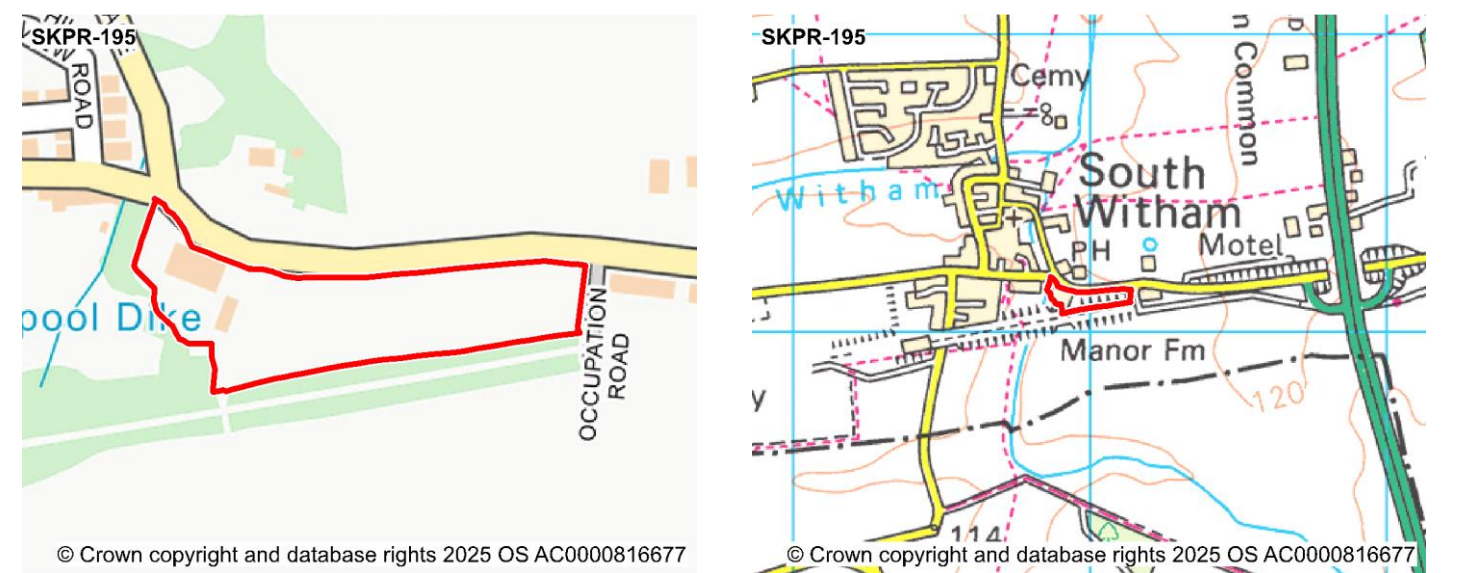
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Site is located less than 3km and more than 40 trips to have an impact on the 3 SRN junctions. Hence, moderate impact anticipated.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Existing frontage has a dense boundary hedge which would need to be removed/cut back to ensure that adequate visibility could be achieved at the access point. No existing footway links. A footway link would need to be provided to the village amenities, which could be difficult to deliver due to the exiting frontage hedge. TRO to reduce speed limit is likely to be required as site currently sits within 60mph limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - South Witham Verges
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with South Witham Conservation Area which would need to be addressed.



Major Constraints

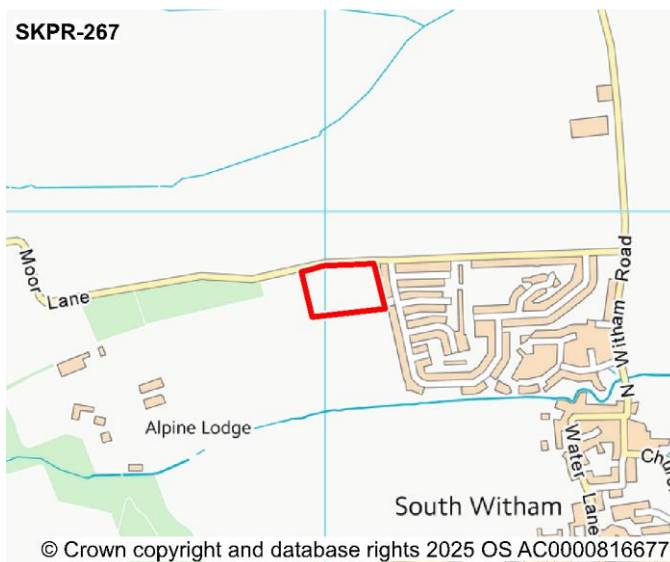
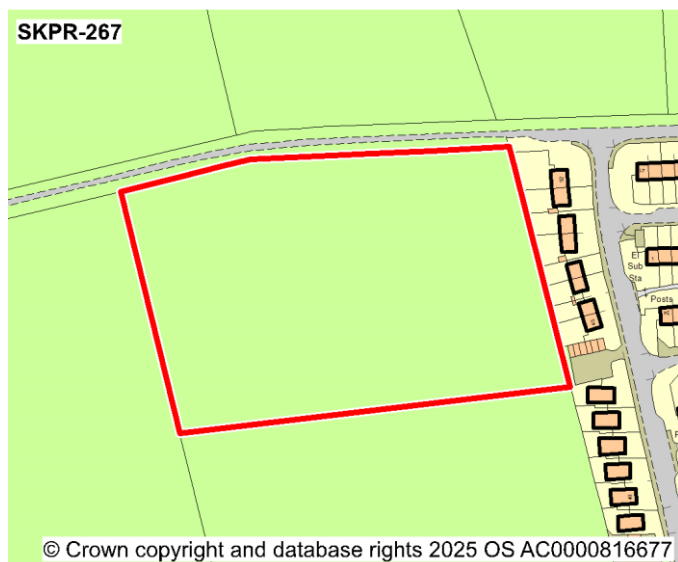
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	0.18%
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Access would need to be taken from most westerly point of site, where there is an existing access. Footway links and crossover points would need to be required to link to the existing footway on the opposite side of Broadgate Road.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - South Witham Verges
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Moor Lane is a poor standard single track Lane with no footways it would need to be significantly improved to include carriageway widening/reconstruction and footway provision to link to the existing footway east of the site on Moor Lane. TRO would be required to reduce speed limit as site currently sits within 60mph limit. Boundary hedge would need to be removed in order to deliver the required improvements and achieve the required visibility from the access point.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

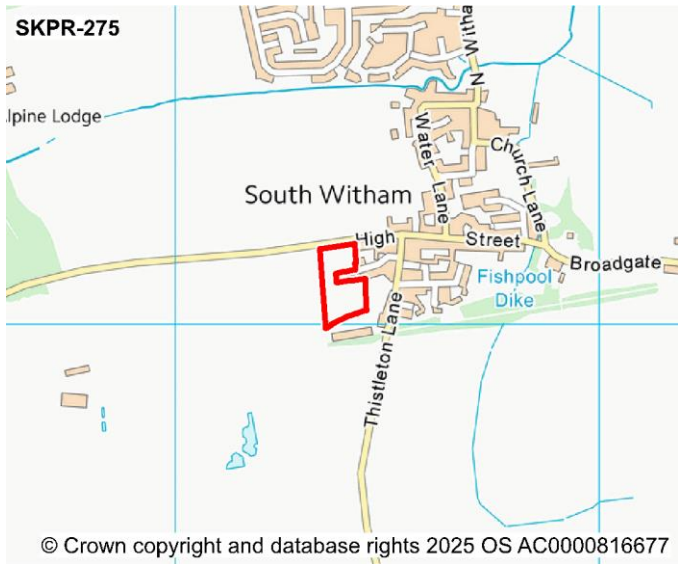
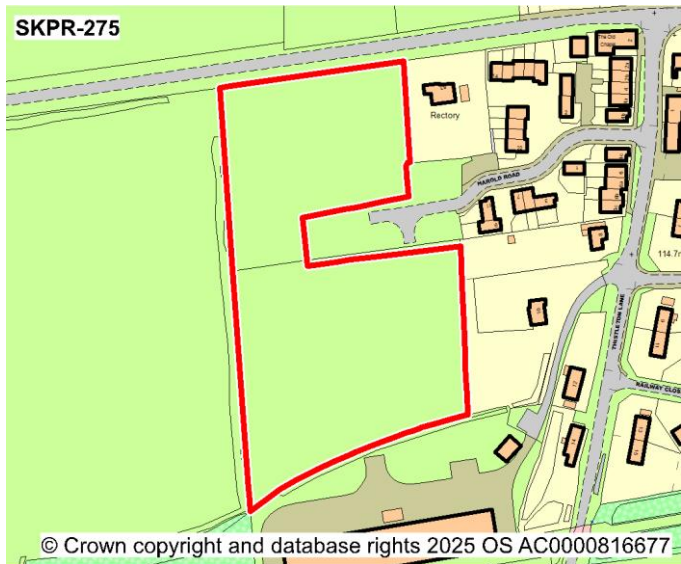
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11) Site boundary immediately abuts an existing safeguarded mineral site (South Witham Quarry) (M12) however mineral extraction in the land to the west and south of the proposed site is effectively prohibited by S106 agreement and planning condition.
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Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

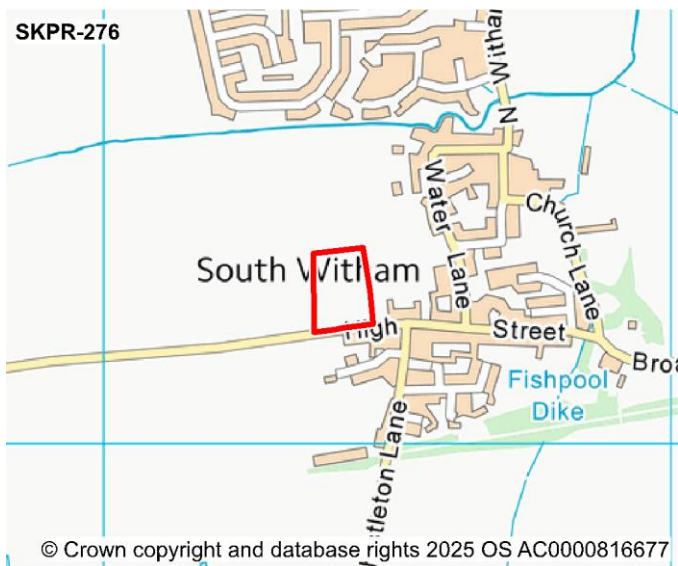
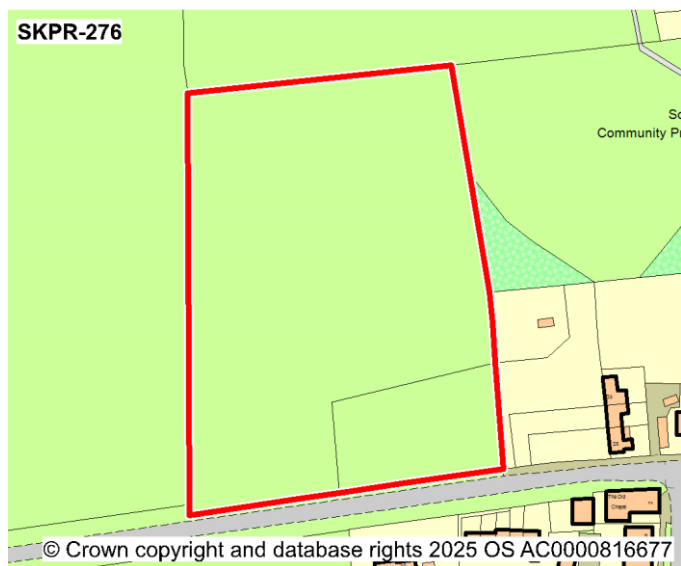
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Site is in Source Protection Zone 3. Site is on Principle aquifer.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable, however, concerns with the deliverability of a frontage footway to connect with existing. Provision for pedestrians is acceptable. Extension to the existing speed limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0 - 0.1km
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation and therefore the principle of development is established through previous Local Plan process.



Major Constraints

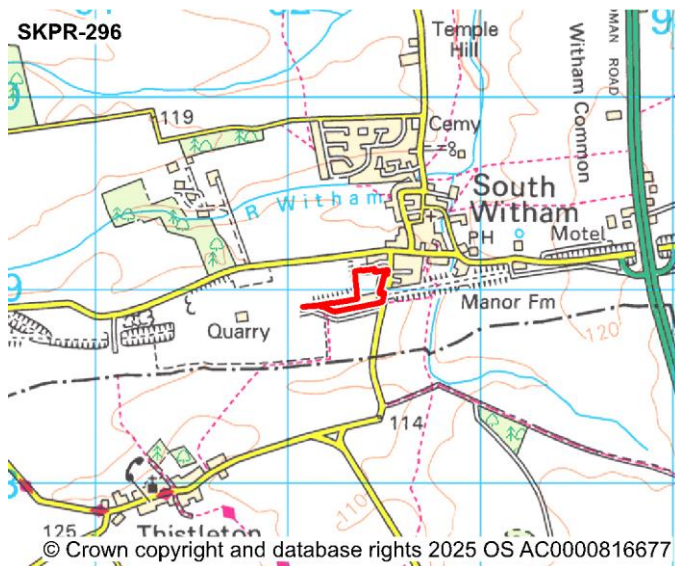
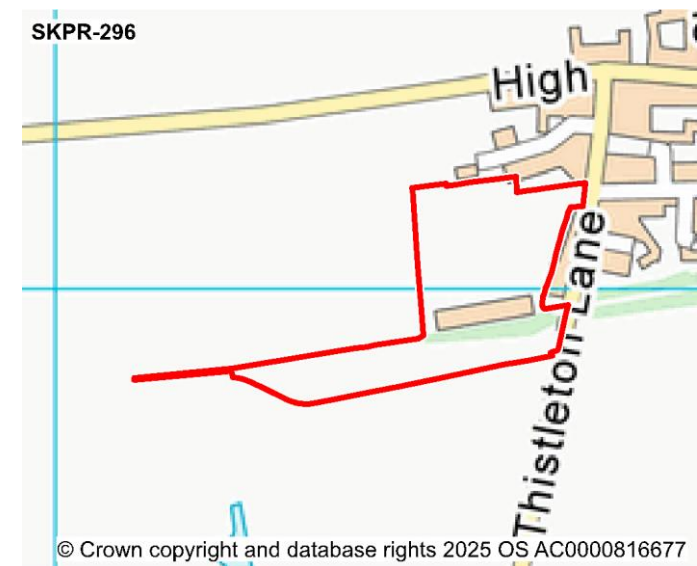
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Site is in Source Protection Zone 3. Site is on Principle aquifer.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable, however, concerns with the deliverability of a frontage footway to connect with existing. Provision for pedestrians is acceptable. Extension to the existing speed limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site will form comprehensive development with SKPR-192. See comments in relation to site SKPR-333.



Major Constraints

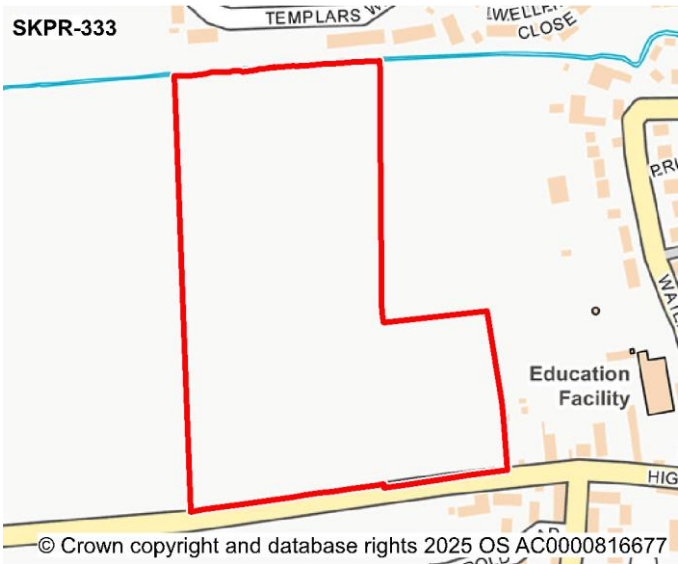
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Source Protection Zone 3. Principle aquifer. High polluting potential previous use of land - railway land.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction; however due to its size it is unlikely to generate significant impacts on the SRN.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Footway improvements in vicinity of the site. Explore connections to PROW - discuss with Network Rail
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Contraints

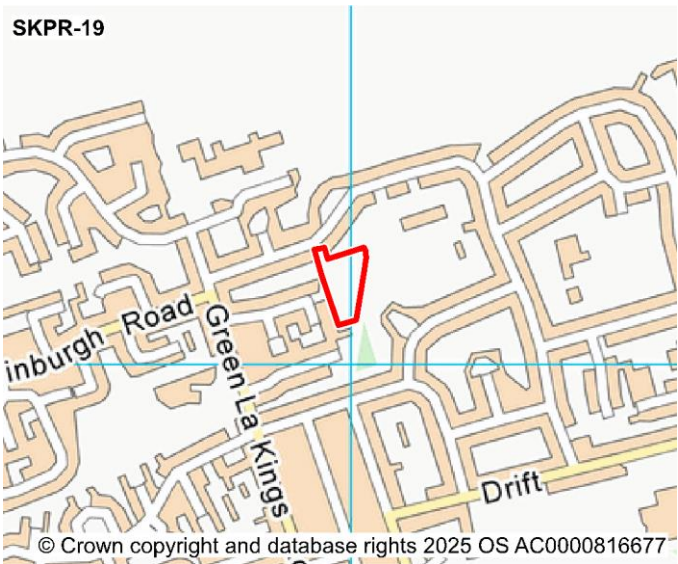
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	3%
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	SPZ 3. FZ2 and 3 at the northern boundary of the site. Principle bedrock aquifer. In catchment of South Witham Water Recycling Centre (WRC) which has had over 80% capacity for 2 out of the last 5 years.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is in close proximity to the SRN junction. The development is likely to produce moderate impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Sustainable links and connections to the park
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	8km+
Proximity to Employment Site	10km+
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of South Witham. Pedestrian links to be made towards footway on High Street and into existing open space to north of the site. Buffer zone to be provided to ensure mitigation of quarry activity.



Major Constraints

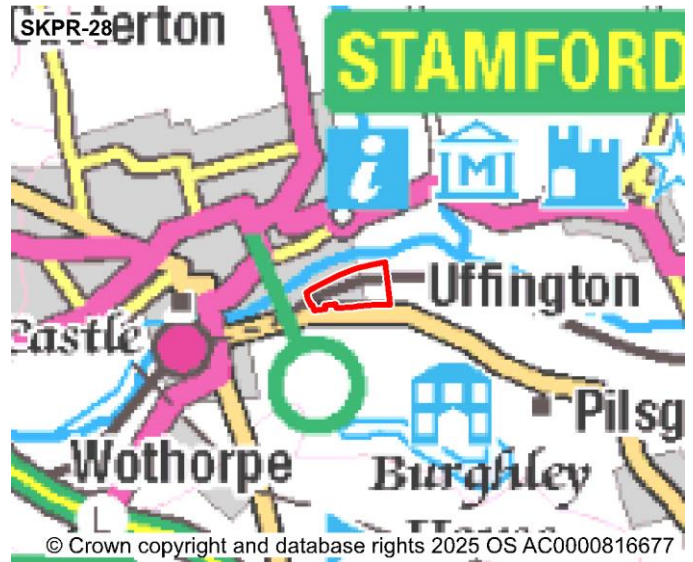
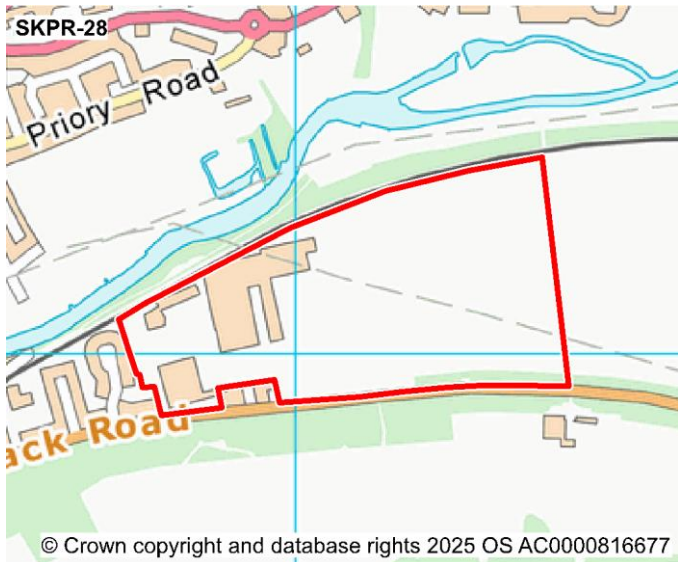
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Rearrangement of the existing access, ensure pedestrian connectivity is maintained on to the adjacent PROW network. Improvements to existing PROW due to increased demand.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on the historical environment due to proximity with Stamford Northfields Conservation Area, which would need to be addressed.



Major Constraints

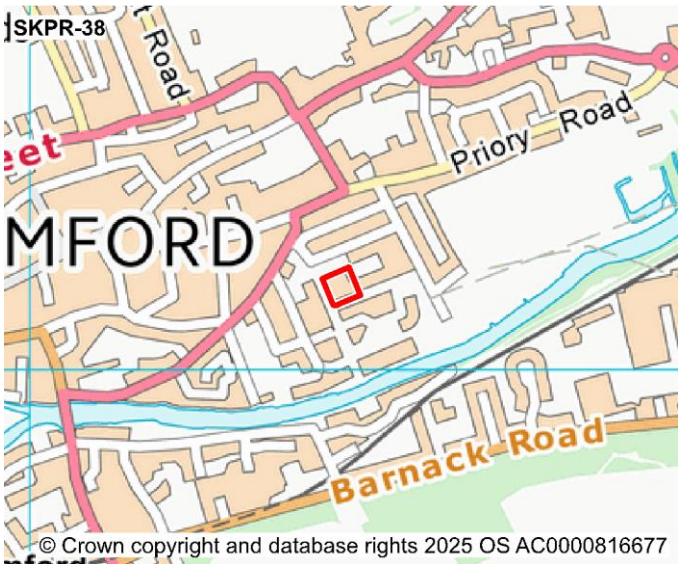
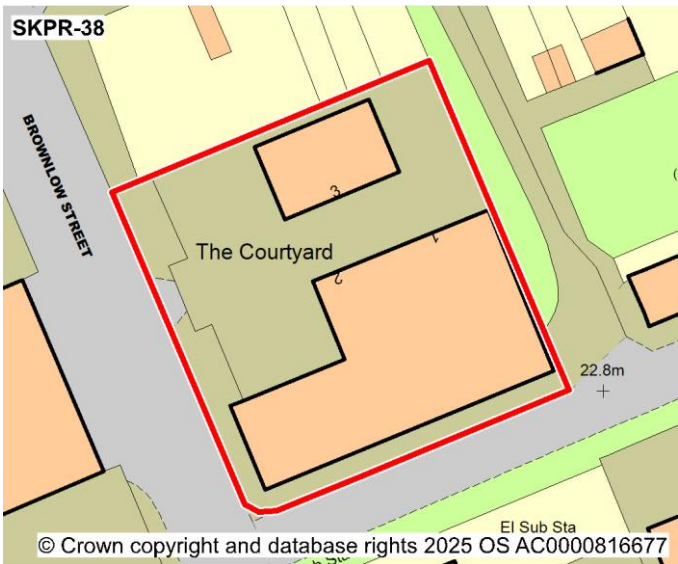
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational impact
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	More than 100 trips, very close to SRN, affects multiple SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	This site (St Martins Park) has planning consent
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Priory Farm, Stamford
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	55.08%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	3.48%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has outline planning permission (S20/2056), and the principal of development is established, therefore, not required for allocation.



Major Constraints

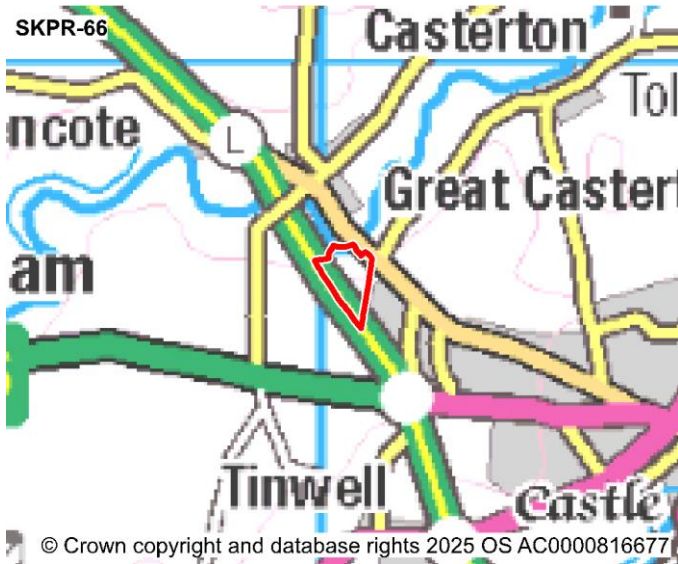
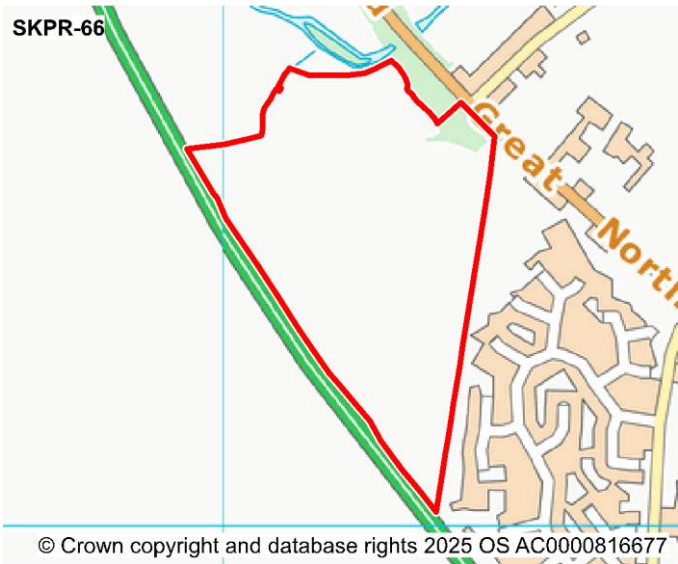
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational impact
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Pedestrian connections to be considered and investigate the existing parking issues.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site too small to be considered for allocation, a minimum site size of 0.5ha was required to bring the site forward.



Major Constraints

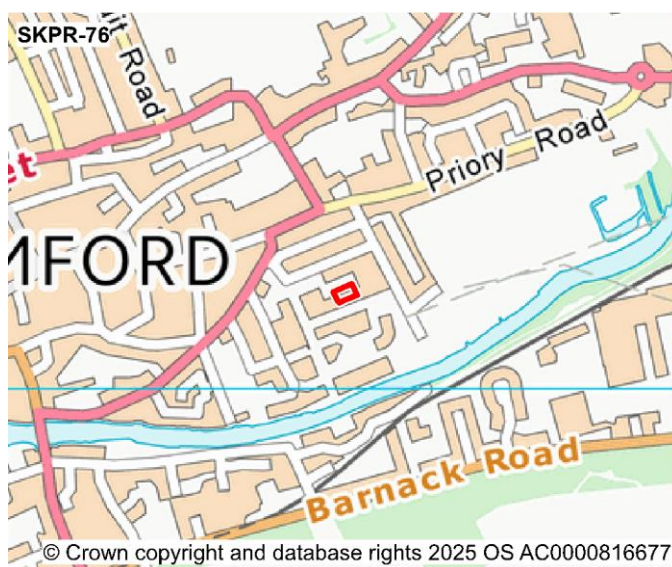
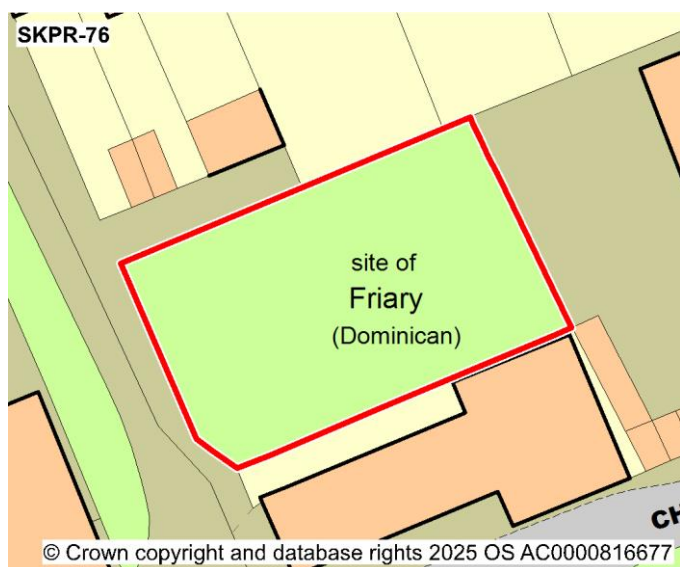
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	0.4
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	More than 100 trips, very close to SRN, affects mutliple SRN
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Access on to Great North Road which sits within Rutland. TA required to assess the impact. Footway/Cycleway connections to connect in to Lincolnshire. Comments on Highway Network (Rutland County Council) - Connections with existing infrastructure for pedestrian, cyclists and users of public transport required.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	9.64%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	90.36%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified as having the potential to have a major impact on the Strategic Highway Network. Significant mitigation measures would be required through the use of transport assessments and modelling. Site is within 5km of identified SAP/SCI/SSSI – Great Casterton Road Banks SSSI, and therefore could cause environmental implications on the designated site. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

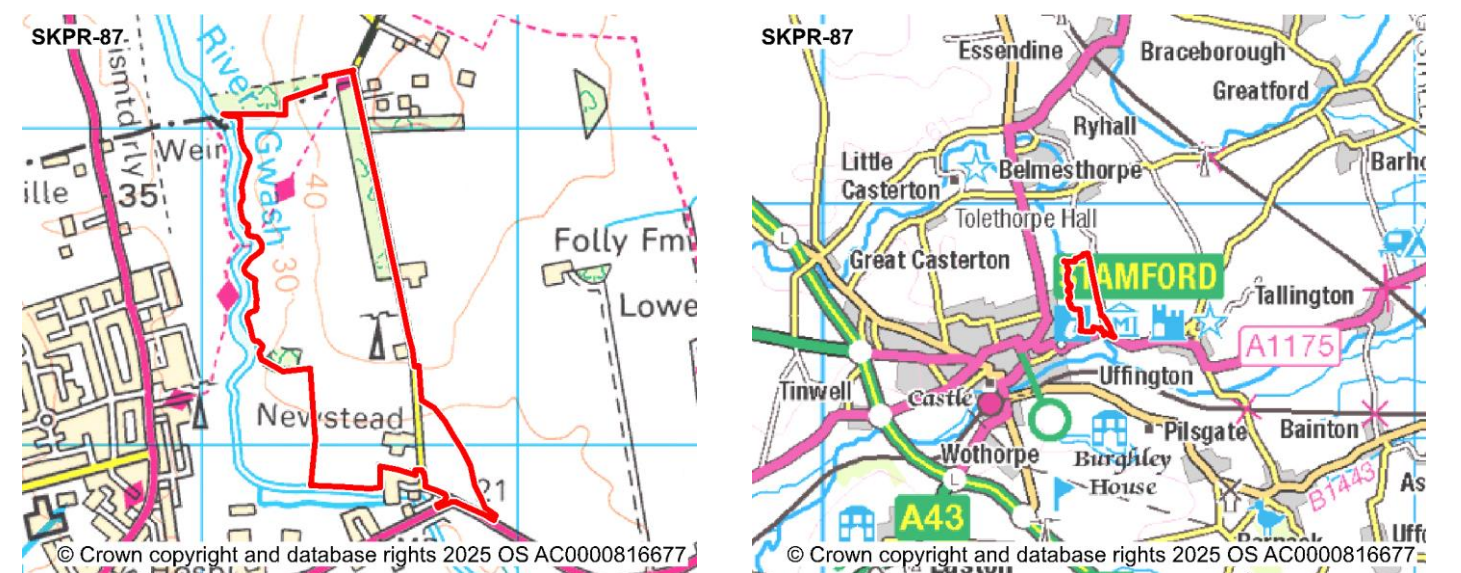
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational impact
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Cherryholt Lane is a private road. Consider pedestrian connections to the existing network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site too small to be considered for allocation, a minimum site size of 0.5ha was required to bring the site forward.



Major Contraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	4.46%
% of Overlap with Flood Zone 3	1.14%
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2/3 and outline could be within 20 metres of main river dependant on placement.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational Impact
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	More than 100 trips to reach SRN, affects more than 2 SRN, cumulative impact from SKPR 88 and 93.
Impact on the Local Highway Network	Major
Impact on the Local Road Network	Major
Statutory comments on Highway Network (Lincolnshire County Council)	A suitable access on the A1175 may be possible in the form of a roundabout given the land ownership north of A1175, however this would be the only point of access for a development of nearly 1000 which would be insufficient. Traffic impact on A1175 and junctions in Stamford and Town Centre likely to be severe. Limited space on A1175 to include cycleway/footway/bus upgrades necessary. The site needs other direct vehicular access to Ryhall Road and connections to west across the Gwash to be acceptable.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

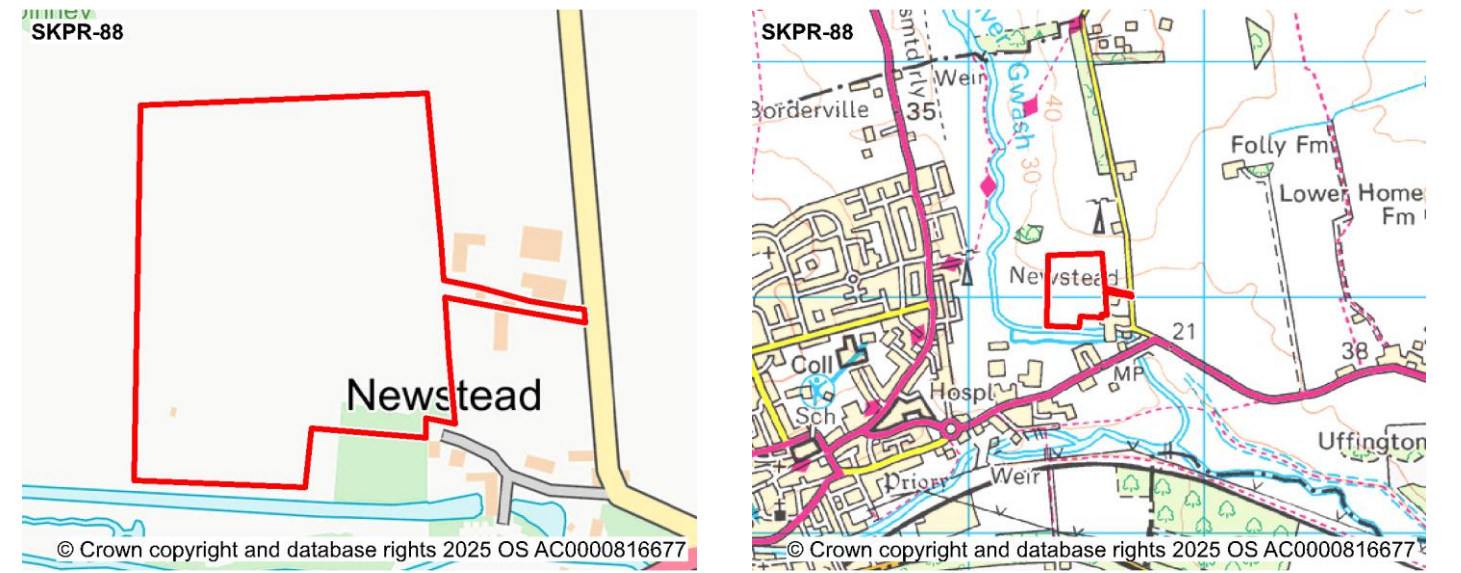
Sand and Gravel and Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	5.1%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	94.9%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	Yes
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Large strategic site that has naturally generated multiple constraints which would need to be addressed. Site of this scale could significantly alter character and setting of the settlement. Site not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Contraints

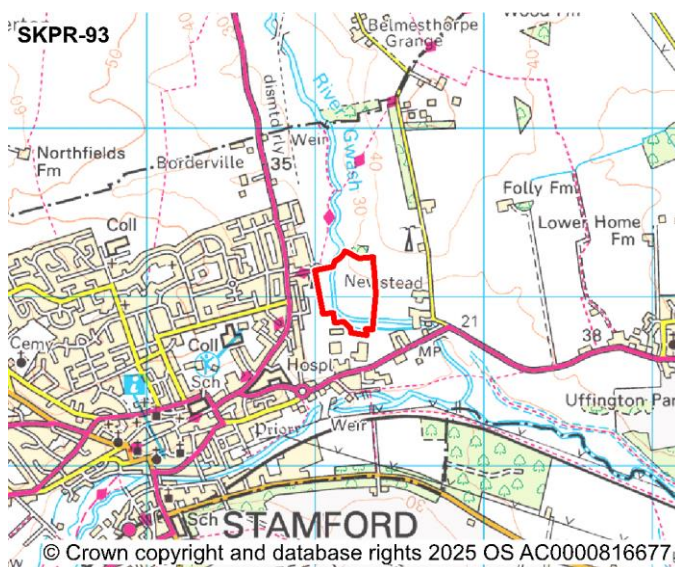
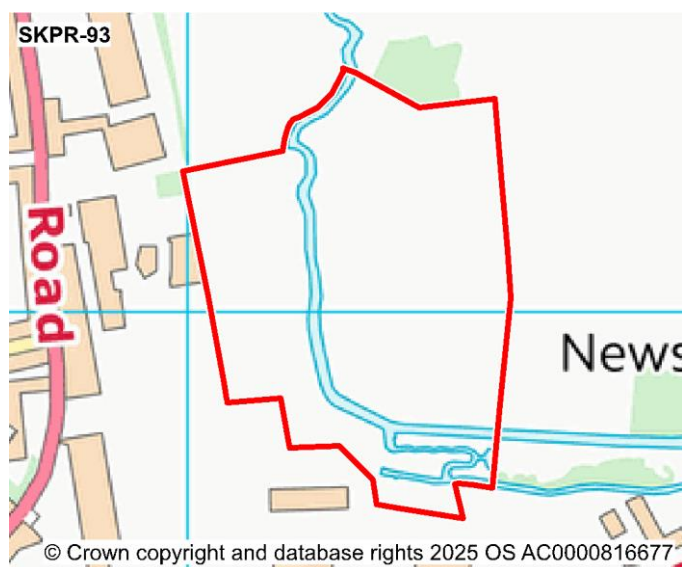
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	2.92%
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational impact
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Less than 100 trips, greater than 3kms from SRN, moderate impact. However, cumulative impact from SKPR 87,93 can have a High Impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Pedestrian connections to be explored and provided to connect with existing network. Improvements to Newstead Road to accommodate proposed development in the form of road widening. TA/TP required to support proposals.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and Gravel and Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is within 5km of identified SAP/SCI/SSSI – Great Casterton Road Banks SSSI, and therefore could cause environmental implications on the designated site. Natural England have recommended the following sites fall within the recreational IRZ and may require an assessment of recreational impact. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

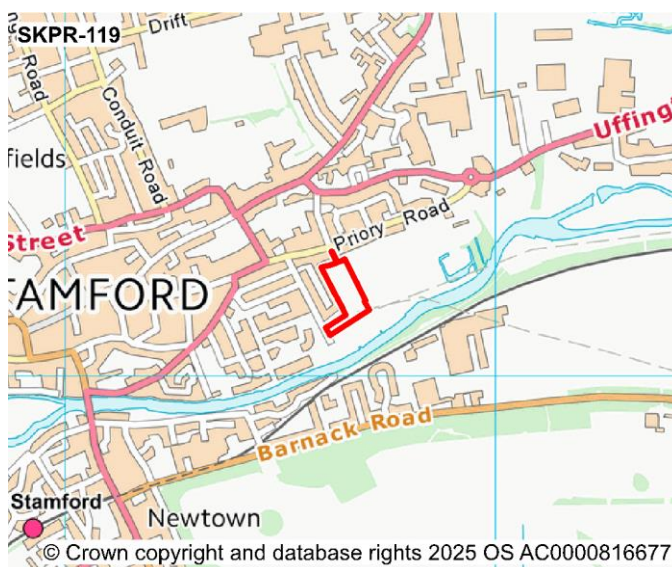
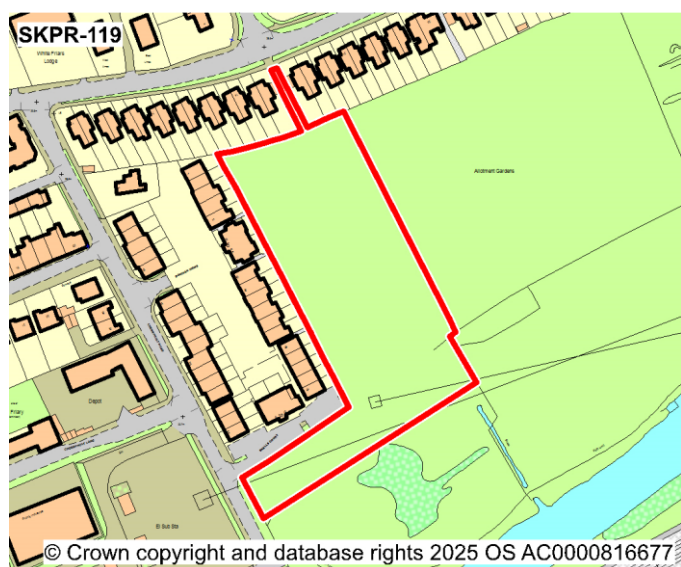
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	35.55%
% of Overlap with Flood Zone 3	14.73%
Statutory consultee comment on Flood Risk (Environment Agency)	Flood zone 2/3, main river and close to Blackstone Tips.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational Impact
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Less than 100 trips to reach the SRN, greater than 3kms from SRN, moderate impact. However, cumulative impact from SKPR 88, 87 can have a High Impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Part of the site currently subject to a planning application. Principle is acceptable, access via the ALDI development. Connections on to adjacent developments and to the north and consideration for pedestrian movements on Uffington Road.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and Gravel and Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	99.34%
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is within 5km of identified SAP/SCI/SSSI – Great Casterton Road Banks SSSI, and therefore could cause environmental implications on the designated site. Natural England have recommended the following sites fall within the recreational IRZ and may require an assessment of recreational Impact. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

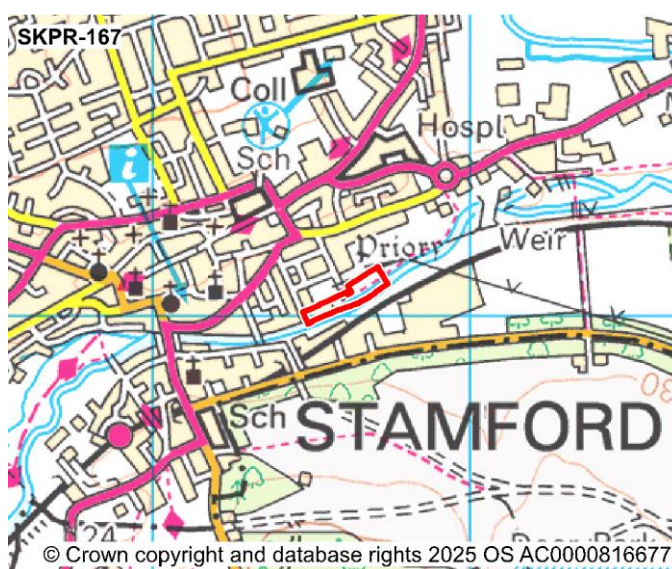
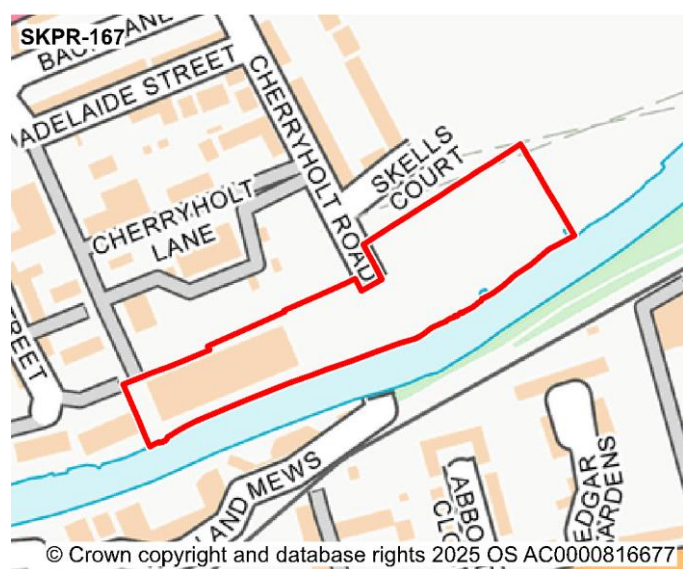
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	43.45%
% of Overlap with Flood Zone 3	34.84%
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational impact
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	This site has planning consent, acceptable for development but the access road needs to be raised above the flood risk. Previous design was proposed but was not to an adoptable solution, therefore it would be a private toad.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has full planning permission (S19/1475), and the principal of development is established, therefore not required for allocation.



Major Constraints

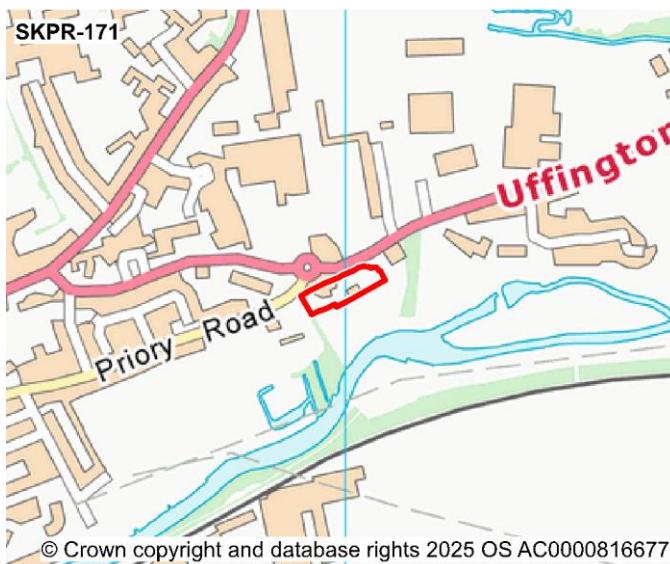
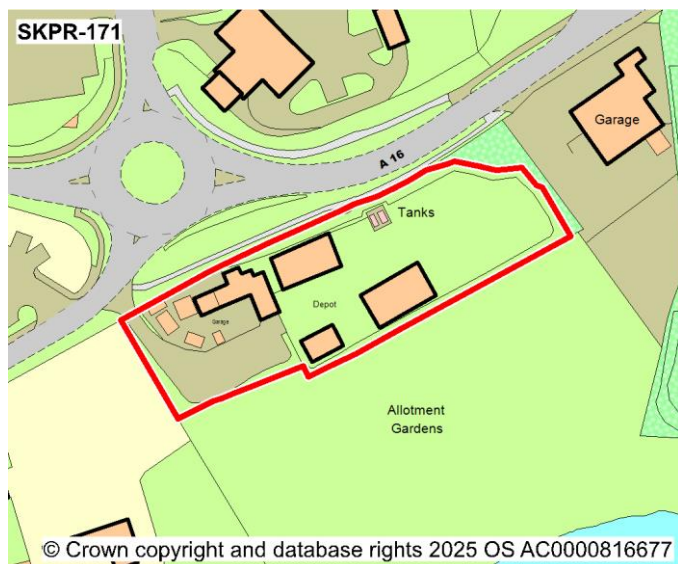
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	100%
% of Overlap with Flood Zone 3	96.39%
Statutory consultee comment on Flood Risk (Environment Agency)	Some flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational impact
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Acceptable in principle. Access via Cherryholt Road as Brownlow Street is private in part and unsuitable in its current form. Consideration for pedestrian connectivity.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Significant flood risk identified on the site, would require substantial mitigation measures for development to come forward. Site is within 5km of identified SAP/SCI/SSSI – Great Casterton Road Banks SSSI, and therefore could cause environmental implications on the designated site. Natural England have recommended the following sites fall within the recreational IRZ and may require an assessment of recreational impact. Employment Land Study (2023) has provided the recommendation to ‘do not allocate’ the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

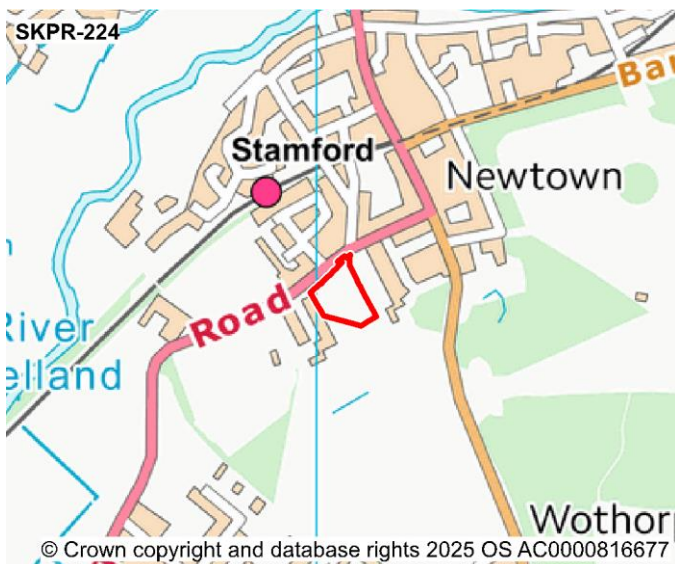
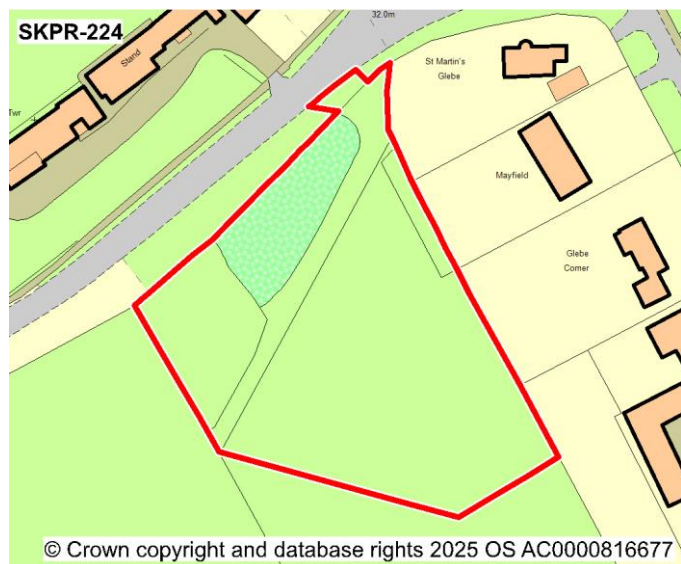
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational impact
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Site currently under an application for a care home. PROW affected by proposals, improvements required to this network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site too small to be considered for allocation, a minimum site size of 0.5ha was required to bring the site forward.



Major Constraints

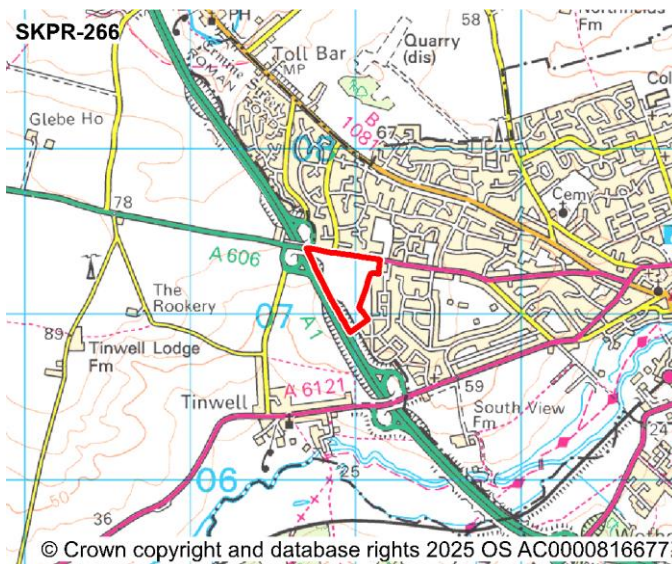
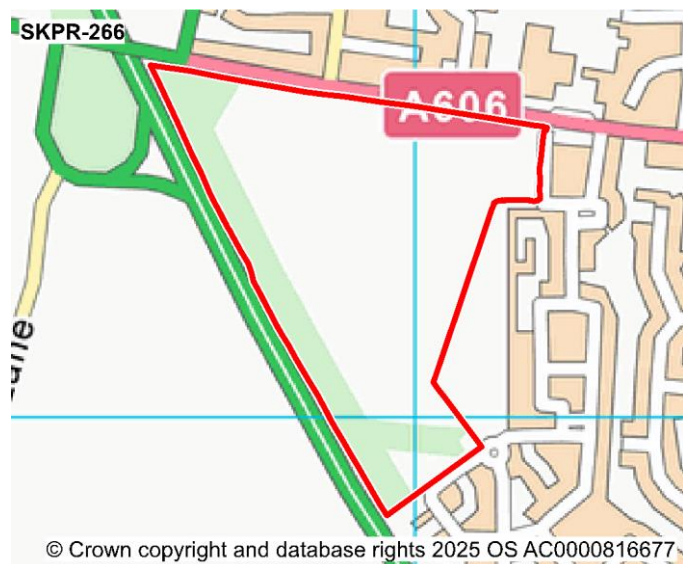
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites fall within the recreational IRZ and may require an assessment of recreational impact
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	The site has planning consent. Acceptable in principle. Pedestrian footways to connect the site with existing network. Diversion required of Public Footpaths 14 and 15.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site too small to be considered for allocation, a minimum site size of 0.5ha was required to bring the site forward.



Major Constraints

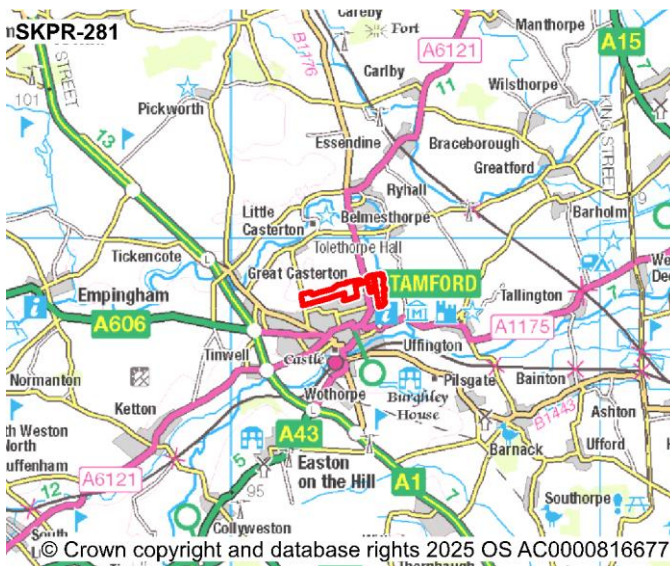
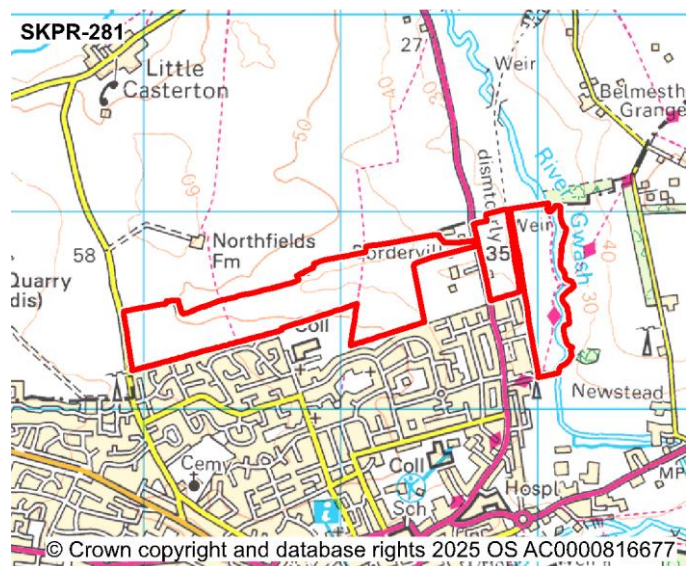
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	Possibly Estrategic Employment Site, Policy ST-SE1* of the Allocated Local Plan. More than 40 trips, very close to SRN, affects mutiple SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	This site has consent for commercial use, with an access roundabout proposed. For 180 houses, a priority junction would probably be appropriate (subject to supporting TA). Footway improvements and crossingf acilities would also be necessary on Empingham Road.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Limestone MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	90.85%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) employment allocation and therefore the principle of development is established through previous Local Plan process. Site has been assessed through the Employment Land Study (2023) as unsuitable for employment use due to adjacent residential development, however a mixed-use scheme including employment generating uses may be acceptable. Site offers a suitable and sustainable location for housing development and employment generating uses within the market town of Stamford.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	9.34%
% of Overlap with Flood Zone 3	0.72%
Statutory consultee comment on Flood Risk (Environment Agency)	Site is on areas of Source Protection Zone 3, and on Principle aquifer, secondary A and secondary B aquifers. The East site is in close proximity to main river and has large areas of FZ2, some areas of FZ3. The south of this East site is also adjacent to historical landfill site 'Blackstone Tips'.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	sites includes a number of large housing sites (over 1,000 dwellings) and we advise that in order to make positive gains for both nature and people that GI should be considered at the earliest stages of the planning process to ensure connected, biodiversity rich GI is incorporated throughout these sites and that a GI strategy provided
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor

Statutory comments on Highway Network (Lincolnshire County Council)

Acceptable in principle, providing adjacent site to west in Rutland is brought forward and delivers a connecting road to the A1. Without the site in Rutland only a small part of this site could be developed before traffic conditions would become severe. Bus and active travel connections to adjoining sites and existing areas will be necessary.

Does the site have suitable access

Yes

Site Affected by Minerals and Waste Policy

Yes

Minerals and Waste Policy Code

Statutory consultee comment on Minerals and Waste

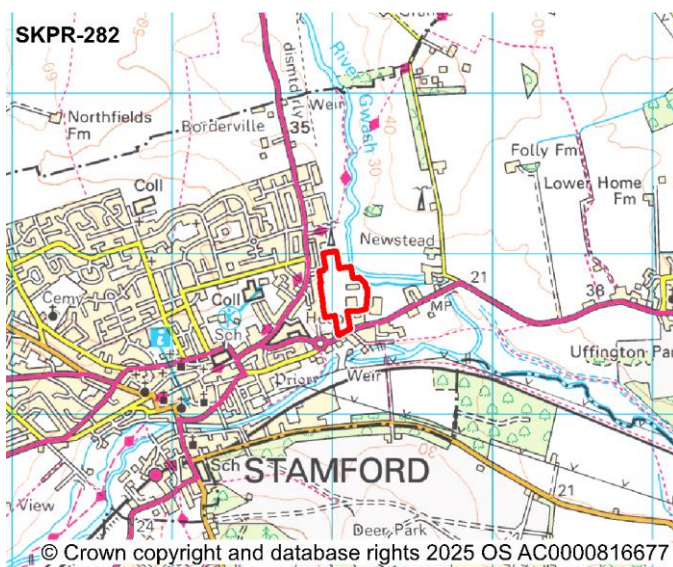
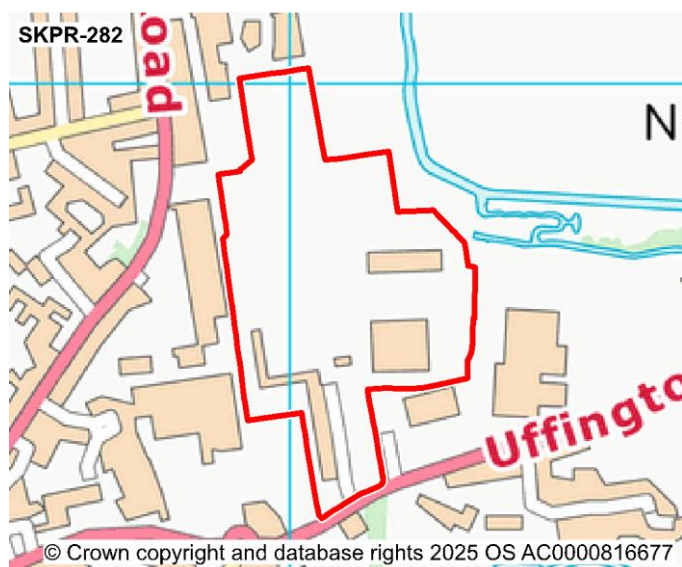
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	19.7%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	79.85%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable. Statement of common ground has been jointly signed with Rutland County Council to ensure a comprehensive cross boundary development.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	1.29%
% of Overlap with Flood Zone 3	0.02%
Statutory consultee comment on Flood Risk (Environment Agency)	Principle aquifer. Area of Flood Zone 2 to the east. Areas of the site are in close proximity to the main river. Source Protection Zone 3 and on a Principle aquifer. Site is on historical landfill sites 'Blackstone Tips' and 'Uffington Road'
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	For any housing development, within SKDC, that may fall within this IRZ will require an assessment of recreational pressure on relevant SSSIs and measures to mitigate adverse impacts e.g. alternative open space provision. Of particular concern is the impact on the Barnack Hills & Holes Special Area of Conservation(SAC) for the following development
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Current live application with issues interms of drainage and contamination. Principle however is deliverable, subject to overcoming existing issues. Needs to be adoptable due to further proposed development at the rear.
Does the site have suitable access	Part

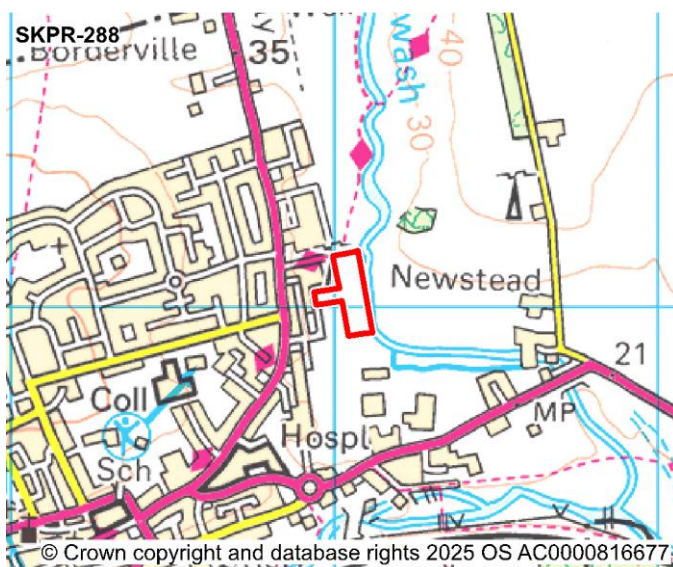
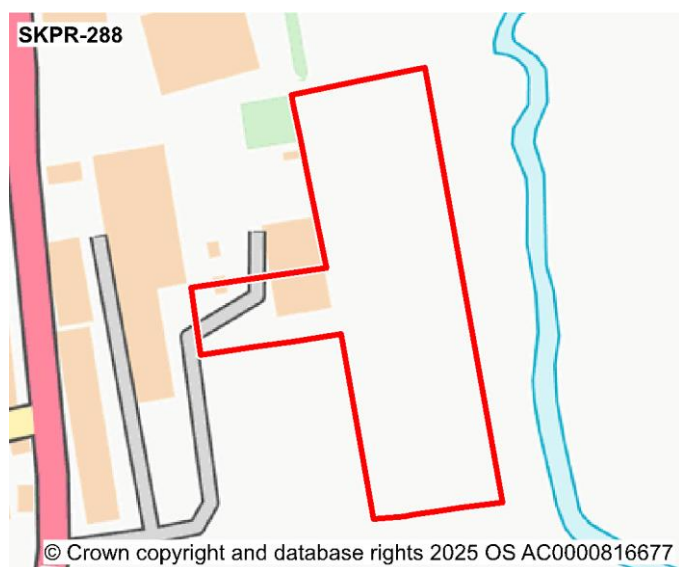
Ref: SKPR-282	Parish: Stamford	Proposed Use: Residential	Preferred Site: Yes
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code			
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	3km+
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	34.41%
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable. Part of site under currently under construction.



Major Constraints

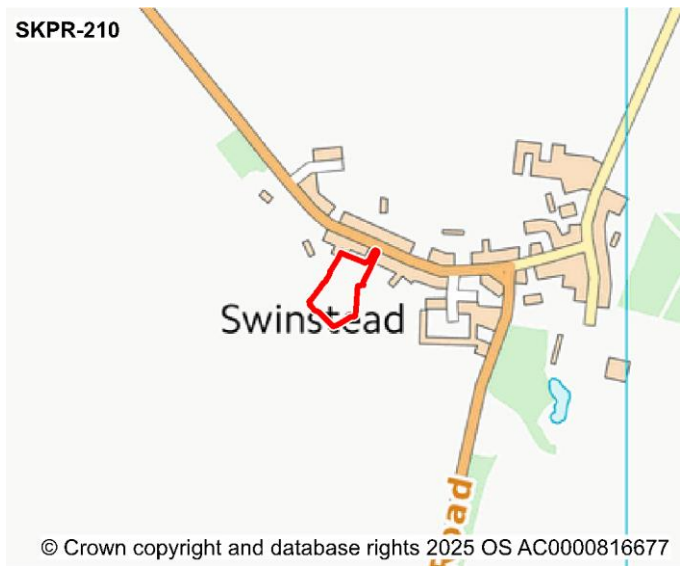
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	This site is located on a historic landfill site 'Blackstone Tips'. On Principle aquifer. Site has minor area of Flood zone 2, but is in close proximity to main river.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Subject to SKPR-282 being adoptable and not remaining private, the principle is acceptable. Explore connections onto adjacent sites for pedestrians.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100
Contaminated Land on Site	Yes
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been modified to reflect the approval of retail application S20/0955 but allocation size remains the same.



Major Contraints

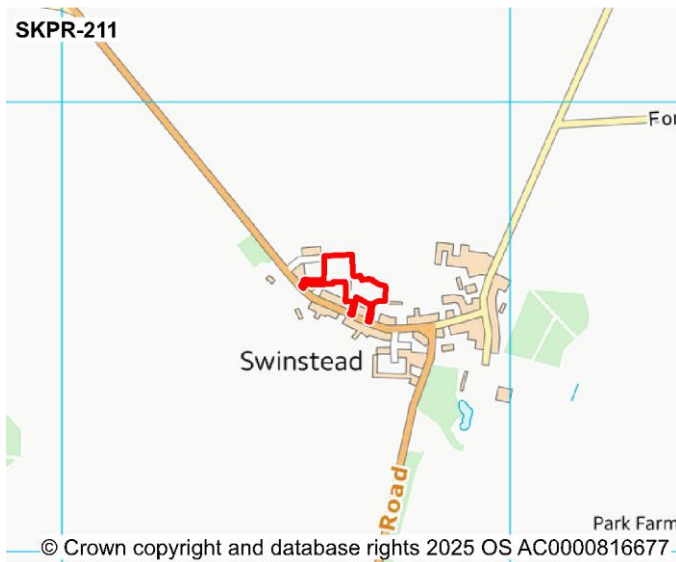
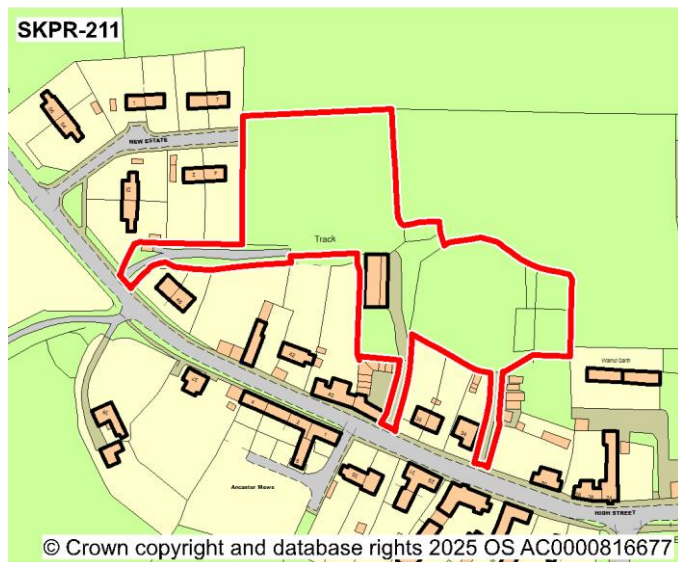
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Suggest capacity reduced, served from a private drive, restricted access width - visibility to the left is restricted because of the build line but vehicles will emerg onto the highway with care.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

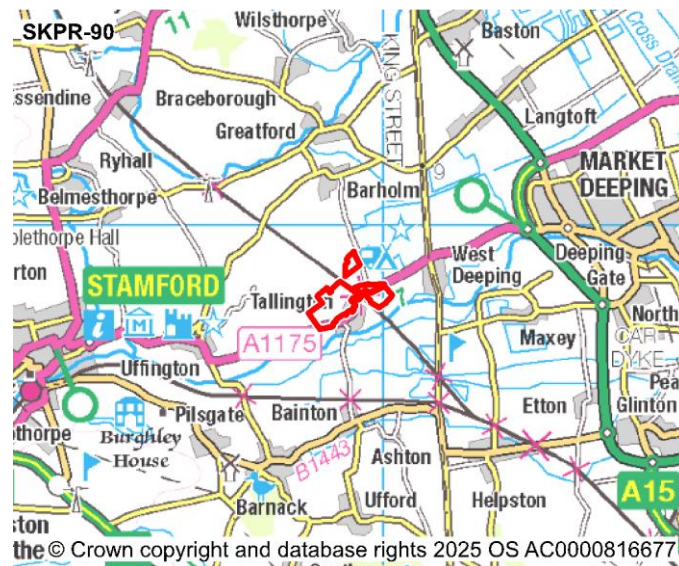
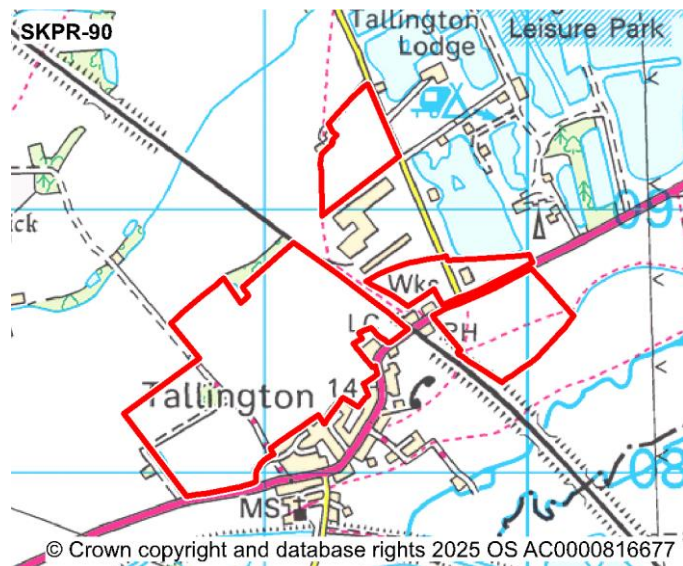
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Preferred access location from the existing access adjacent New Estate - scope for improvement to widen. Surface water flood risk
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

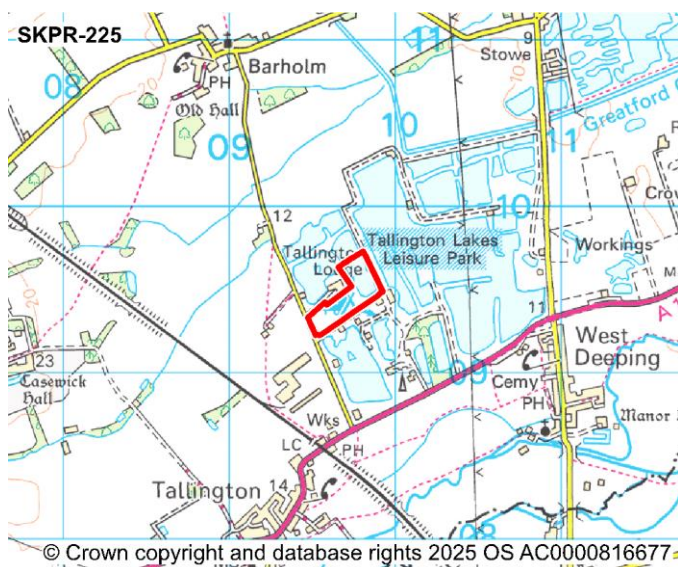
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	2.99%
% of Overlap with Flood Zone 3	2.99
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Major
Statutory comments on Highway Network (Highways England)	More than 100 trips to reach SRN, >3 kms from SRN, cumulative impact from SKPR 225. Hence high impact anticipated
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	TA required, significant number of houses proposed. Access points to A1175 need demonstrating. Eastern portions of site close to level crossing where long queues regularly form. Pedestrian and cycle connections into Tallington needed and improved bus services
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and Gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	95%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	0.83%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the local Plan review - no sites are being allocated within identified 'smaller villages'. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Historic landfill Tallington Inert Landfill.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	Greater than 3kms from SRN. Hence, total trips reaching SRN would be a little over 40. Moderate impact anticipated individually from Site. However, cumulative impact with SKPR 90 can lead to a High scoring
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	TA required, access via Barholm Road to A1175 junction which is close to level crossing where long queues regularly form. Pedestrian and cycle connections into Tallington needed and improved bus services.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	3.84%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'. Employment Land Study (2023) has provided the recommendation to 'do not allocate' the site for employment generating uses at this time. Other more suitable employment generating sites have been identified across the district in order to meet the required need across the plan period.



Major Constraints

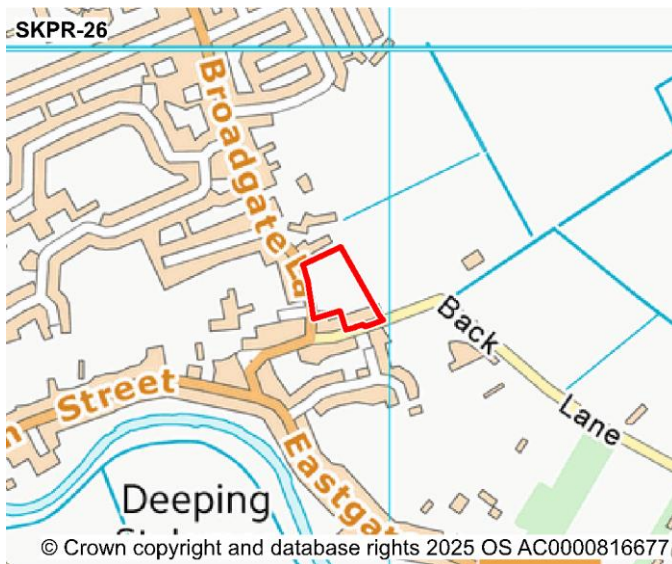
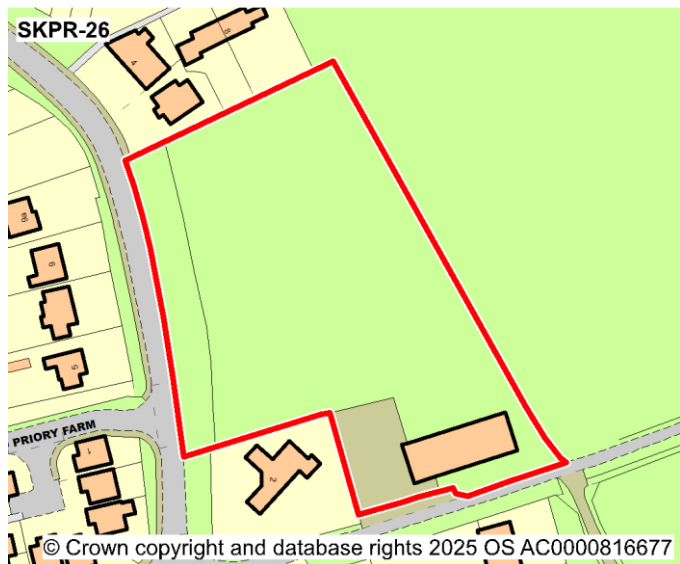
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable. Served from private road on Wellington Way.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	Safeguarded waste site (W8) approx 190m to the east within industrial estate

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

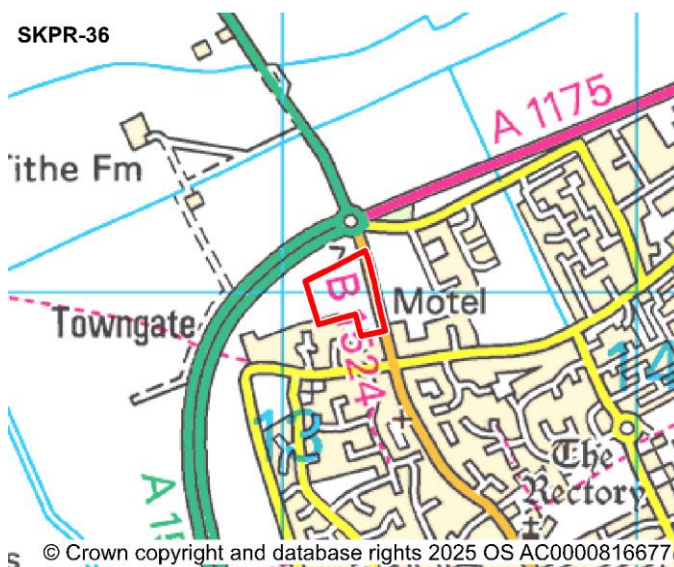
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway connection to existing network on Broadgate Lane
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

See comments in relation to SKPR-307.



Major Constraints

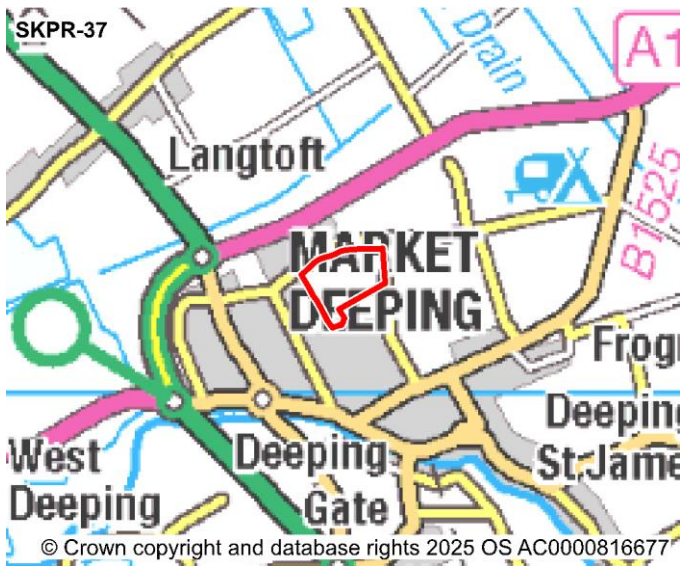
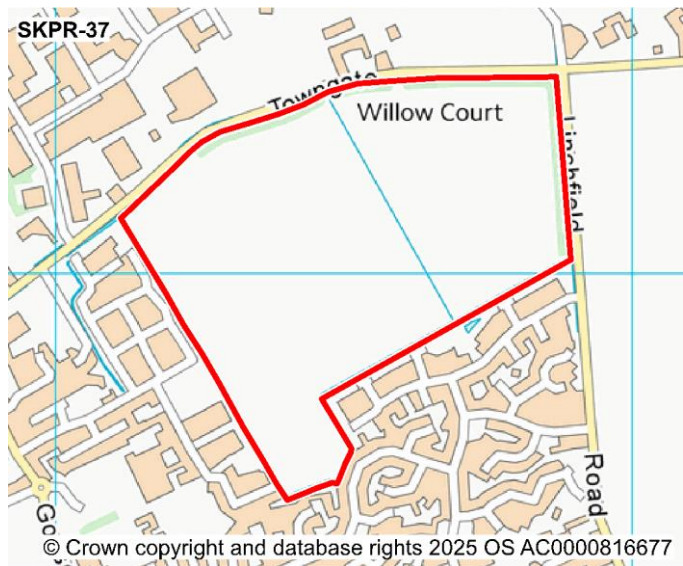
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips to come at the SRN junction as the site is more than 10 kms from the nearest SRN. Hence assessed as Low. However cumulative impact from SKPR 55 would generates ome 40 trips leading to a moderate impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA/TP. Extension of speed limit. Footway connections via Lime Tree Avenue
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable.



Major Constraints

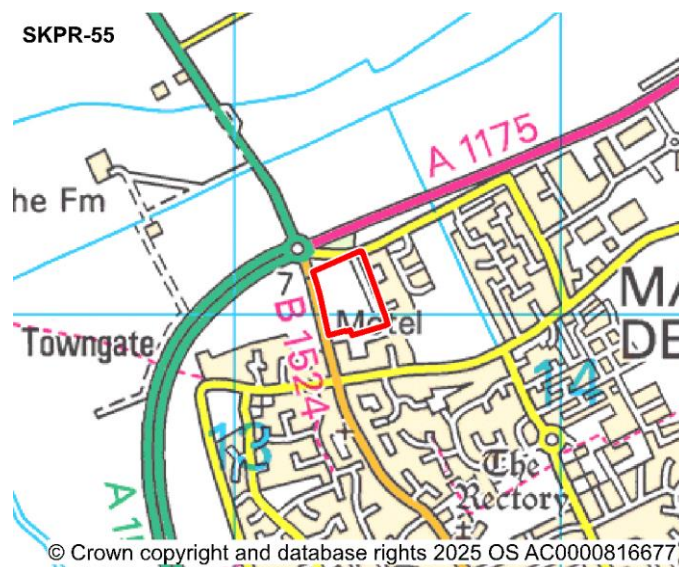
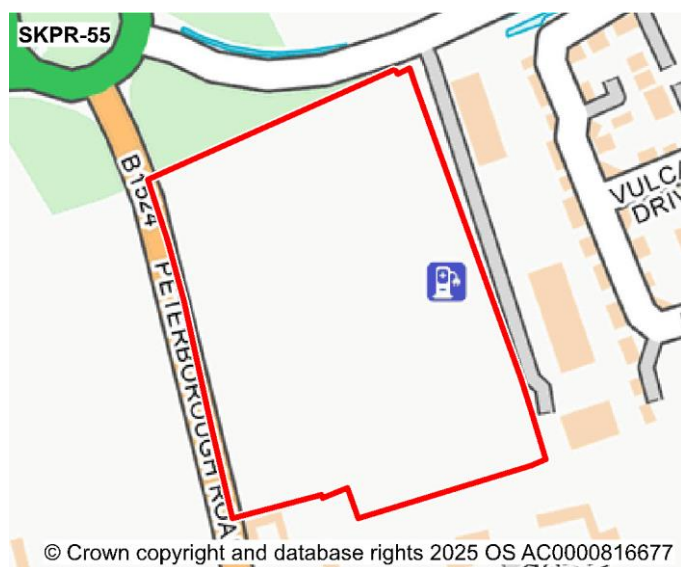
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Long Term (10+ years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	More than 10kms from the SRN. Still as the trip generation is more than 250, we anticipate atleast 40+ trips to reach SRN. Hence, moderate impact is anticipated. Potential cumulative impacts could occur.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	TA required to show if any junctions on highway network would need upgrading. Linchfield Road would need widening along site perimeter and footway/cycleways providing, in addition to connections to Town Centre which need providing.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11 / W8
Statutory consultee comment on Minerals and Waste	Sand and gravel MSA (M11)/ Safeguarded waste site (W8) to north

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	96.96%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	3.04%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been reassessed as suitable



Major Constraints

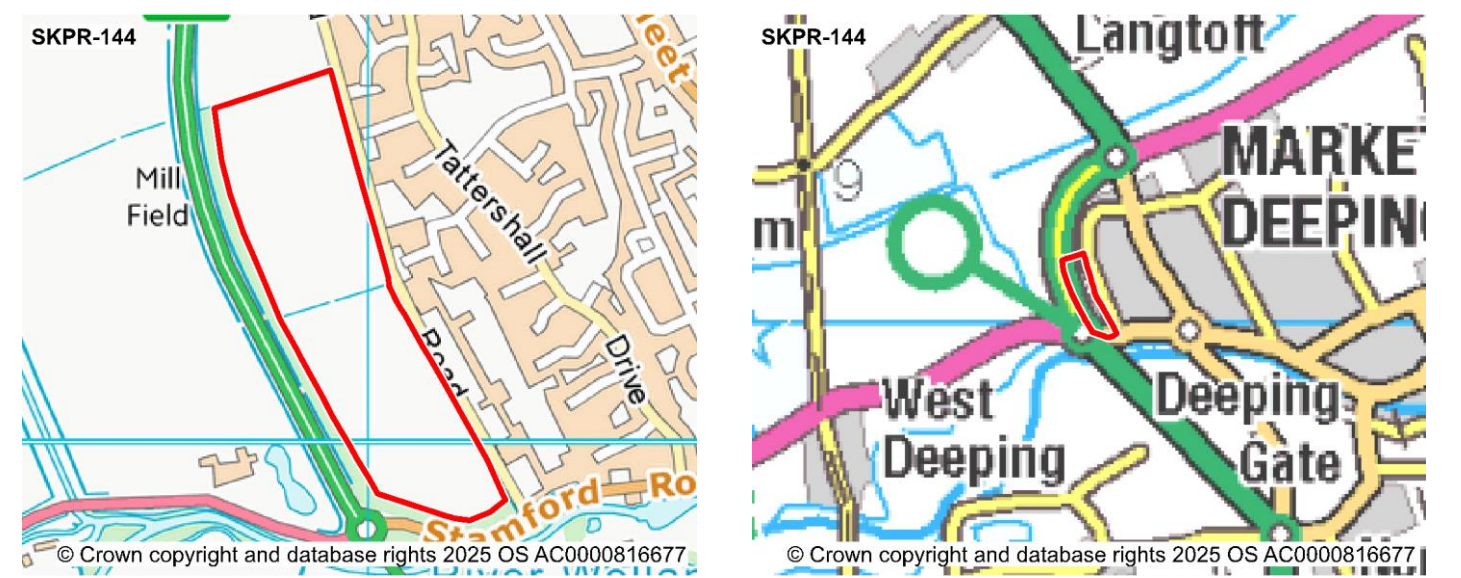
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips to come at the SRN junction as the site is more than 10 kms from the nearest SRN. Hence assessed as Low. However cumulative impact from SKPR 55 would generate some 40 trips leading to a moderate impact.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA/TP Spitfire Park is private and would need upgrading to an adoptble standard. Alternate preferred access from Peterborough Road. Footway connection to Market Deeping.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Site has been re-submitted for residential and identified as a preferred site to meet the District's housing need.



Major Constraints

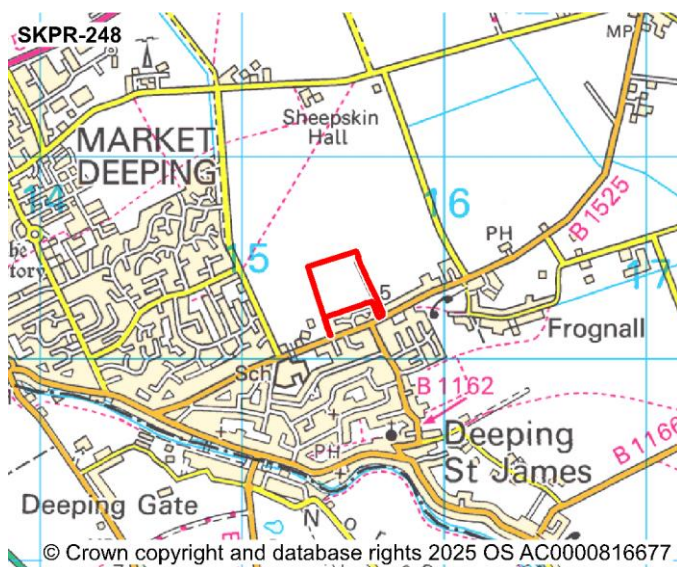
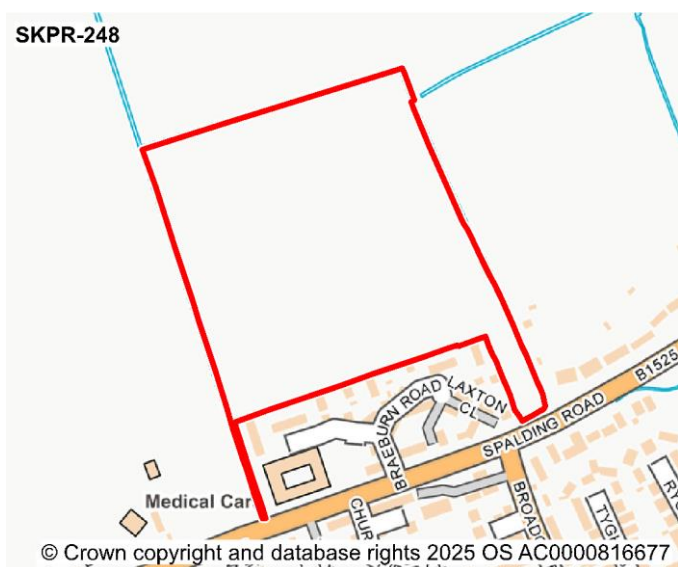
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	More than 10 Kms, less than 40 trips to come at the SRN junction
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA/TP. Access via Millfield Road which will require some improvement works and provide connections to the Town Centre.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Deeping Mill Stream
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the market town of The Deepings. The site offers the opportunity to enhance and positively preserve the Deepings Green Walk Neighbourhood Plan initiative and designated green lane along Millfield Road. The site also offers the opportunity to connect into the wider town. Site has been assessed to have minor impact on the local and strategic highway network. However, for this Local Plan review, proposed land allocations are focussed to the east of the Deepings.



Major Constraints

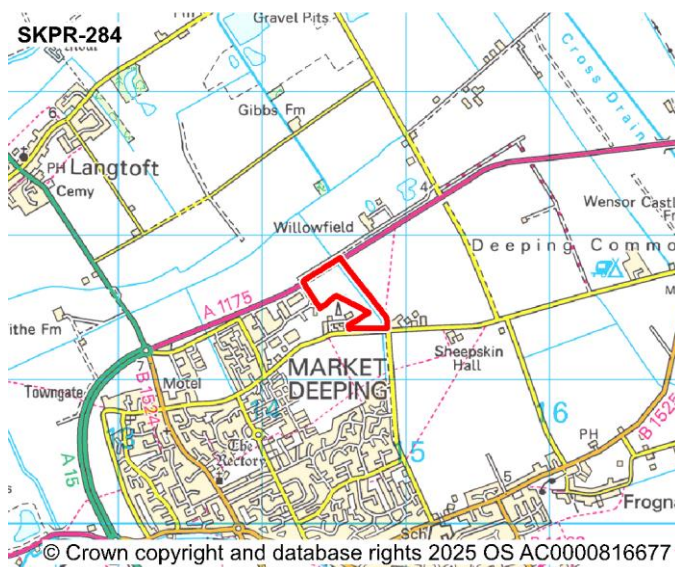
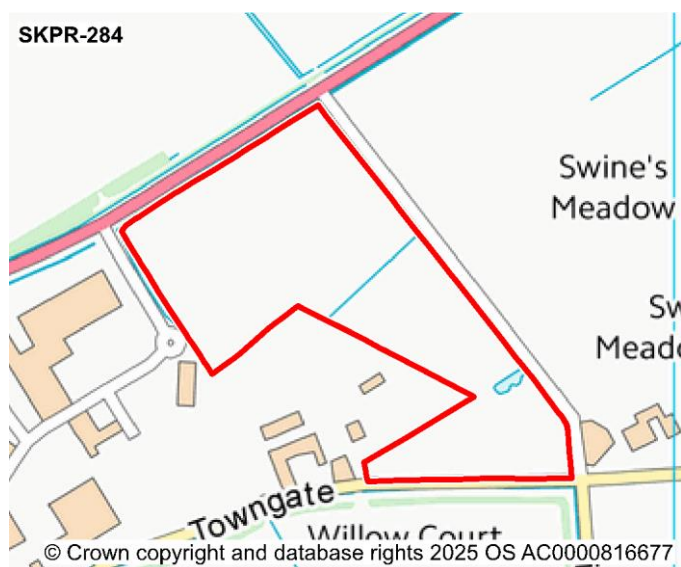
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	29.49%
% of Overlap with Flood Zone 3	29.49%
Statutory consultee comment on Flood Risk (Environment Agency)	Some patches of flood zone 3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips to come at the SRN junction as the site is more than 10 kms from the nearest SRN. Assessed as Low
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	TA/TP. Access road difficulties due to the presence of a drain.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	Sand and gravel MSA (M11)

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site has been identified to fall within an area affected by a minerals and waste policy from the adopted Lincolnshire County Council Minerals and Waste Plan (2016). Appropriate measures would be required to ensure compliance with the affected policy. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

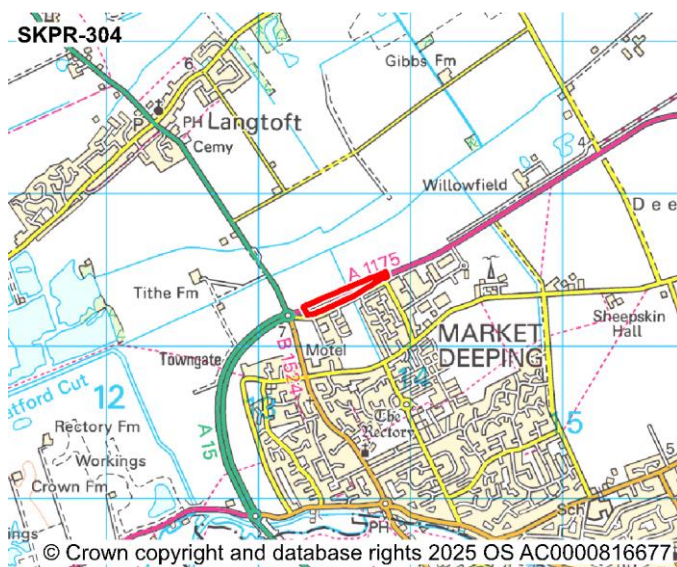
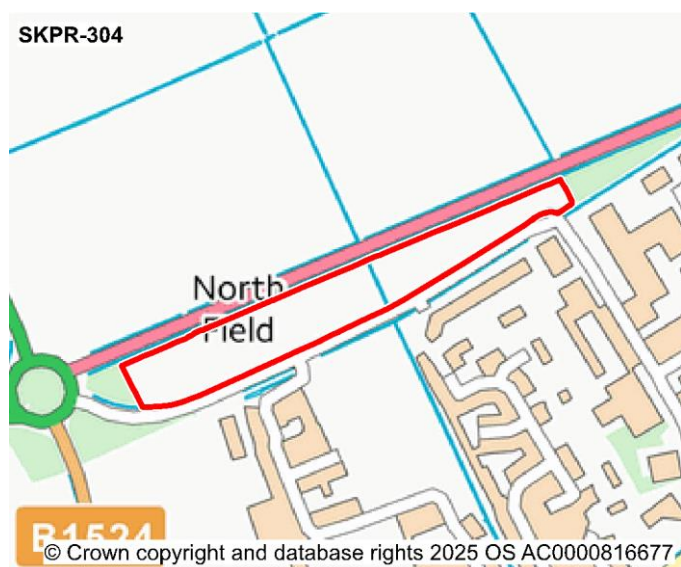
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	None Specified
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A aquifer.
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Land allocations should avoid significant areas of Best and Most Versatile (BMV) agricultural land, this is land which falls within grades 1,2 & 3a of the agricultural land classification. We note that the majority of land within South Kesteven District, outside of urban areas, falls within grade 3 land. Several allocations on the list fall within or partly within grades 1 and 2 land
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Access via the roundabout on the existing industrial site, served by Lysander Drive. Subject to TA with considerations for pedestrian and Cycle connectivity.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process. Employment Land Study 2023 recommends that the site is maintained for employment generating uses.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Secondary A superficial aquifer. In catchment of Deeping WRC which over the past 5 years all have been over 80%capacity, 2 of these years have been exceeding permitted capacity.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	Falls within the catchment risk zone of Cross Drain SSSI therefore advise that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site. Cross Drain SSSI sensitive to large infrastructure eg warehousing/industry where the total net additional gross internal floorspace following development is 1000m2 or more.
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN; however, due to its size it is likely to produce some cumulative impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable

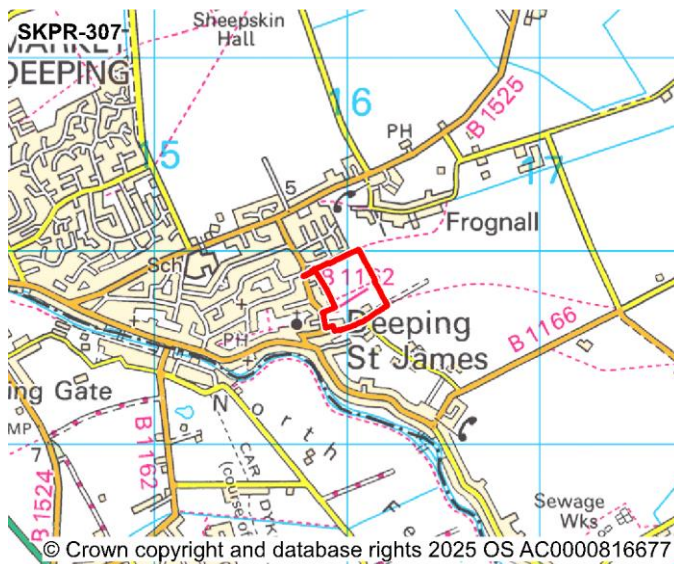
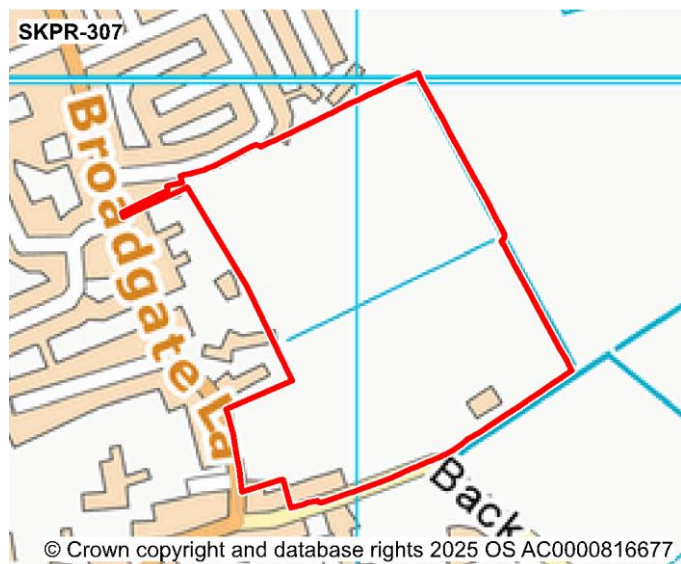
Ref: SKPR-304	Parish: The Deepings	Proposed Use: Employment	Preferred Site: No
Does the site have suitable access	Yes		
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code	M11		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site is in close proximity to identified SAP/SCI/SSSI – Langtoft Gravel Pits and therefore could cause environmental implications on the designated site. Natural England have advised that any development must provide sufficient evidence that the drainage will not cause significant impact to the designated site. Cross Drain SSSI sensitive to large infrastructure eg warehousing/industry where the total net additional gross internal floorspace following development is 1000m2 or more. Other more suitable sites are available to meet required need across the plan period.



Major Contraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	2%
% of Overlap with Flood Zone 3	2%
Statutory consultee comment on Flood Risk (Environment Agency)	North of the site is in Flood Zone 3. Seconday A superficial aquifer. In catchment of Deeping WRC which over the past 5 years all have been over 80%capacity, 2 of these years have been exceeding permitted capacity.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN; however, due to its size it is likely to generate produce some cumulative impacts on the SRN.Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Preference for two access points. Further pedestrian connections to the PROW network and adjacent development. Footway connections and improvements in vicinity of the site
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

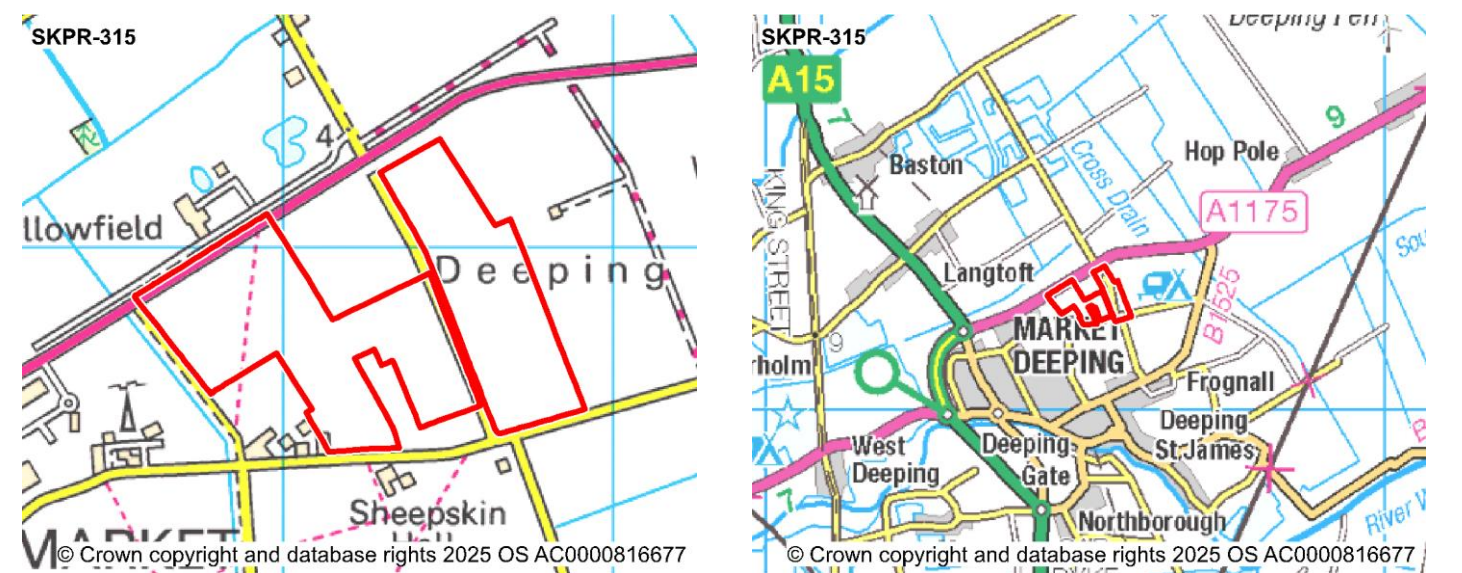
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within the market town of The Deepings. The site will enhance and positively preserve the designated green lane that runs along the south of the site. Views towards Priory Church of St James will be positively incorporated.



Major Constraints

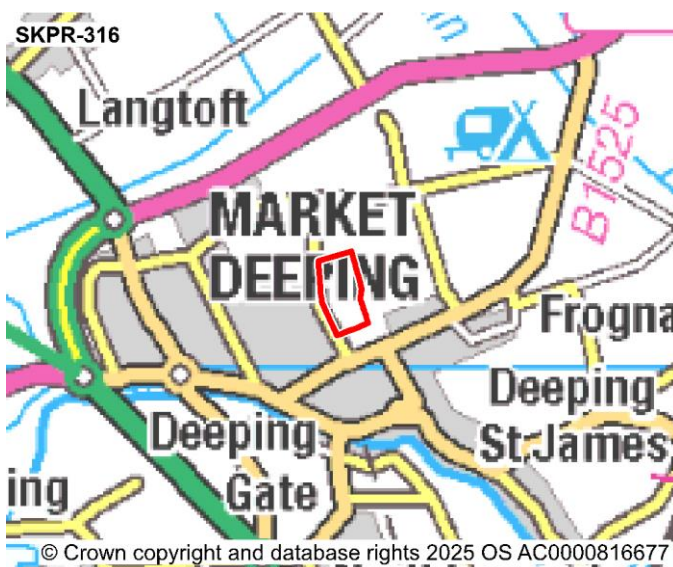
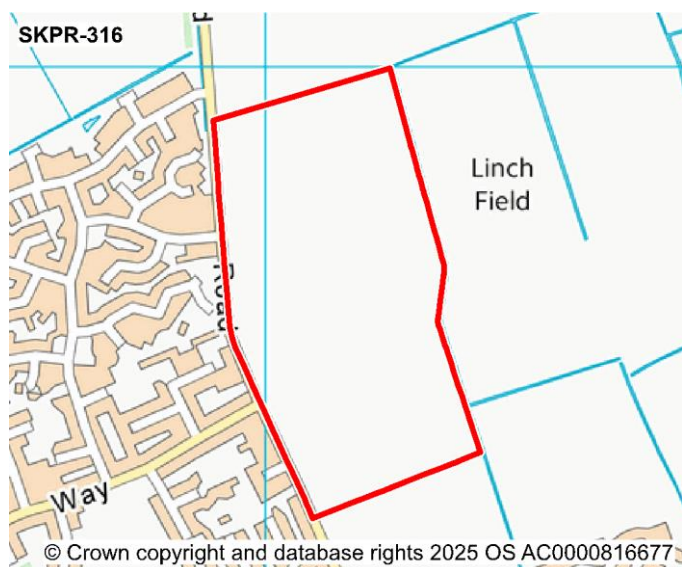
Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	45%
% of Overlap with Flood Zone 3	12%
Statutory consultee comment on Flood Risk (Environment Agency)	Flood Zone 2 and 3 on this site. In catchment of Deeping WRC which over the past 5 years all have been over 80%capacity, 2 of these years have been exceeding permitted capacity. Secondary A superficial aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN; however, due to its size it is likely to generate produce some cumulative impacts on the SRN.Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Pedestrian and cycleway connections/improvements
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	1km+
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Significant flood risk identified on the site, would require substantial mitigation measures for development to come forward. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Deeping WRC which over the past 5 years all have been over 80% capacity, 2 of these years have been exceeding permitted capacity. Secondary A superficial aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN; however, due to its size it is likely to generate some cumulative impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan. Cumulative Impact Assessments may be required in conjunction with other policies in the area.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Extensive highway improvements required to accommodate the development, particularly for pedestrians and cyclists. TA required to assess the impacts. Connections to the PROW network
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	M11

Statutory consultee comment on Minerals and Waste

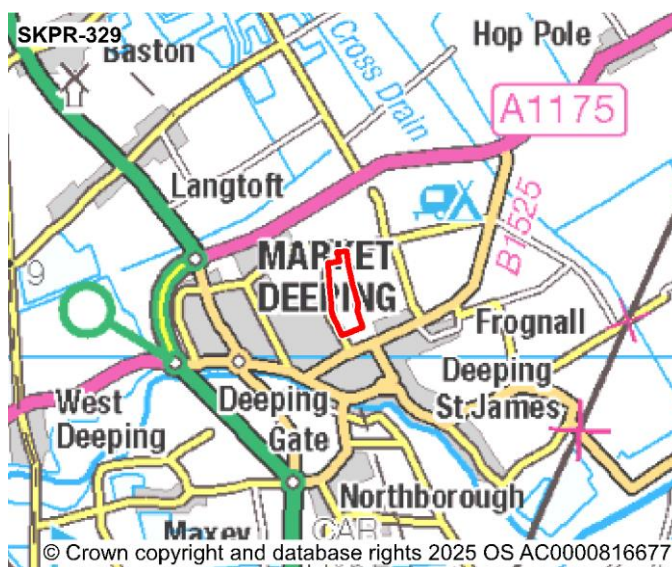
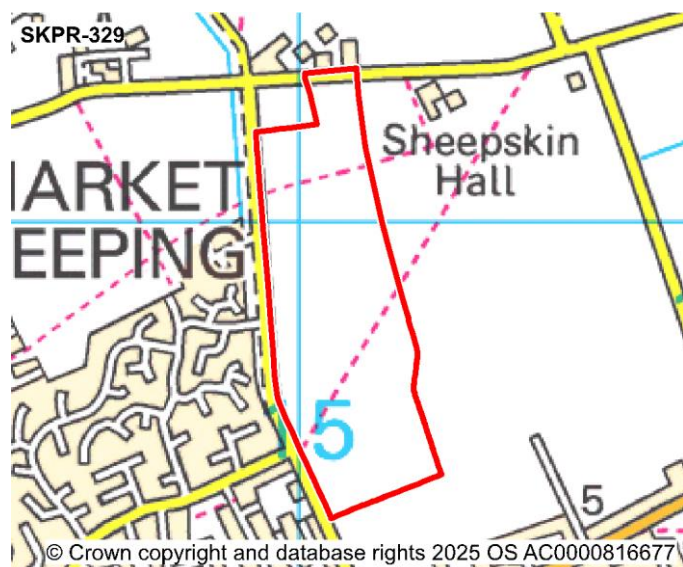
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	30%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	70%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site forms part of larger site SKPR-330. See comments for SKPR-330.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Deeping WRC which over the past 5 years all have been over 80% capacity, 2 of these years have been exceeding permitted capacity. Secondary A superficial aquifer
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	5km - 10km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN; however, due to its size it is likely to generate some cumulative impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan. Cumulative Impact Assessments may be required in conjunction with other policies in the area (SKPR-328, SKPR-330, SKPR-331).
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	328/329/330 to be linked sites with permeability through each parcel. Extensive highway improvements in the vicinity. TA to be provided. Upgrade to the PROW. Access points from Linchfield Road and Towngate East.
Does the site have suitable access	Part

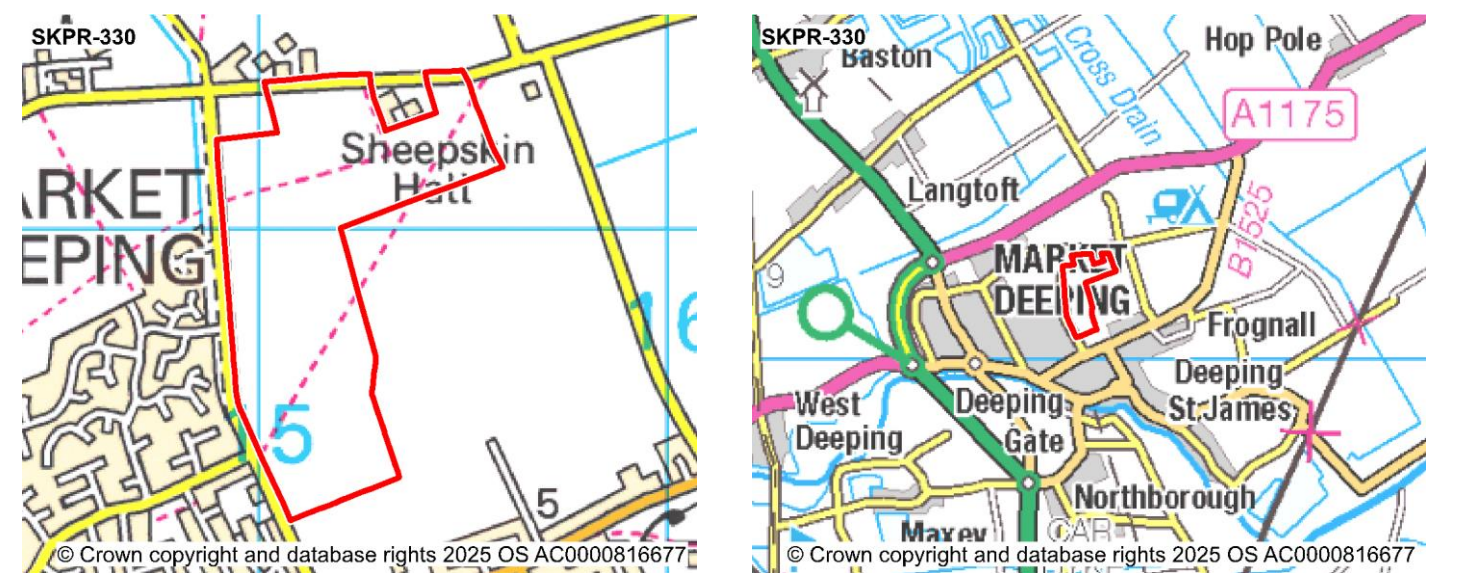
Ref: SKPR-329	Parish: The Deepings	Proposed Use: Residential	Preferred Site: Yes
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code	M11		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	52%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	48%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site forms part of larger site SKPR-330. See comments for SKPR-330.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Market Town
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	In catchment of Deeping WRC which over the past 5 years all have been over 80%capacity, 2 of these years have been exceeding permitted capacity. Secondary A superficial aquifer
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Moderate
Statutory comments on Highway Network (Highways England)	The site is not in close proximity to the SRN; however, due to its size it is likely to generate some cumulative impacts on the SRN. Subject to further traffic and capacity assessments. Likely to require a Transport Assessment and Travel Plan. Cumulative Impact Assessments may be required in conjunction with other policies in the area (SKPR-328, SKPR-329, SKPR-331).
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	328/329/330 to be linked sites with permeability through each parcel. Extensive highway improvements in the vicinity. TA to be provided. Upgrade to PROW with access points to be achieved along Linchfield and Towngate East.
Does the site have suitable access	Part

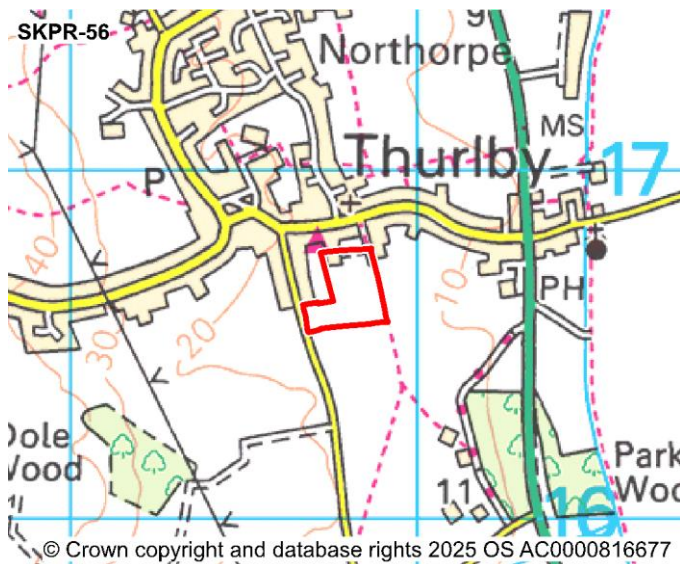
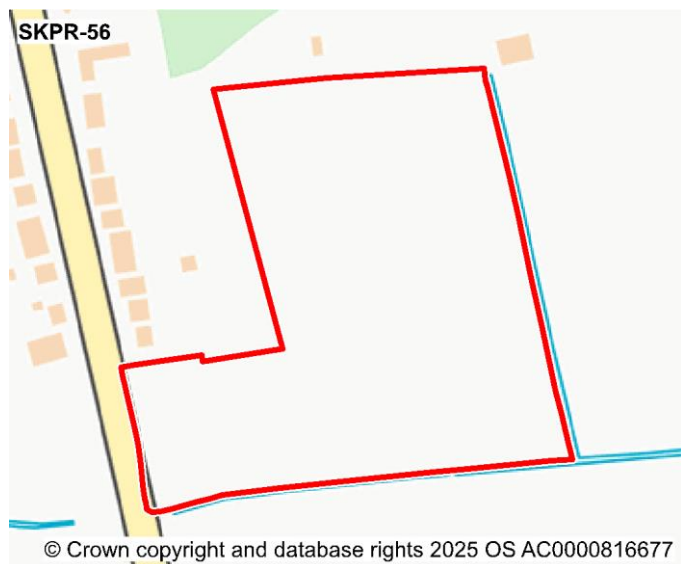
Ref: SKPR-330	Parish: The Deepings	Proposed Use: Residential	Preferred Site: Yes
Site Affected by Minerals and Waste Policy	Yes		
Minerals and Waste Policy Code	M11		
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council		

Other Constraints

Proximity to Local Wildlife Sites	1.75km+
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	0 - 1.5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	65%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	35%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

Site offers a suitable and sustainable location for housing development within The Deepings. Highways, footway and cycleways to be provided through the site, connecting to the wider town. Public right of way to be retained. A Transport Assessment is required.



Major Contraints

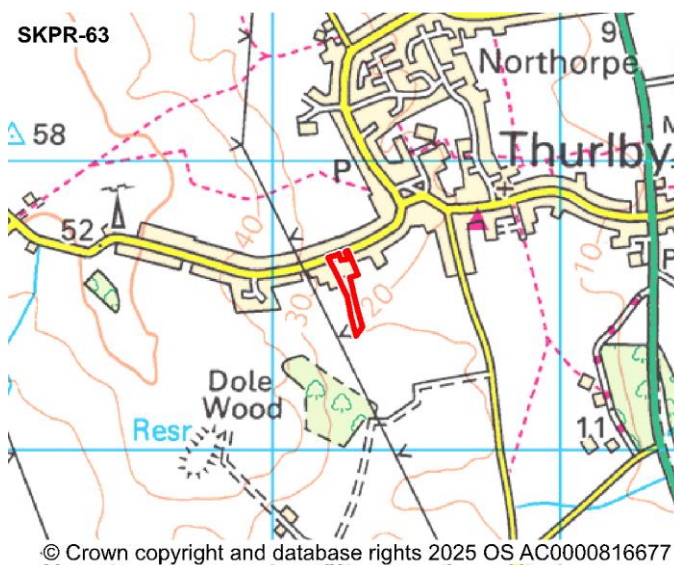
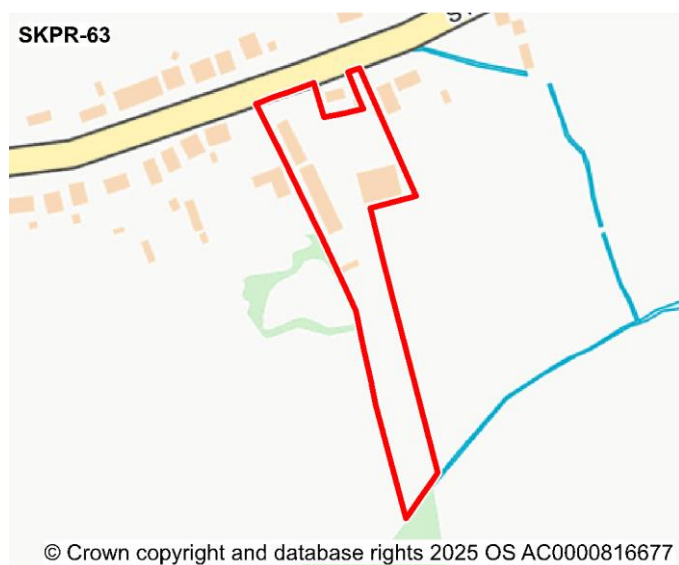
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development to have an impact at the SRN and more than 10kms from SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Obthorpe Lane needs to be widened to point of access. Access should be positioned to north of site. Link footway to be provided to link to the existing footway on obthorpe Lane. TRO required to extend speed limit.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	Yes
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	93.68%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	6.32%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site offers a suitable and sustainable location for housing development within the larger village of Thurlby. Pedestrian links to be made towards footway on Obthorpe Lane and public right of way to the east of the site. Vehicular access to be provided off Obthorpe Lane. Southern edge of the site to be screened to protect views from the open countryside.



Major Constraints

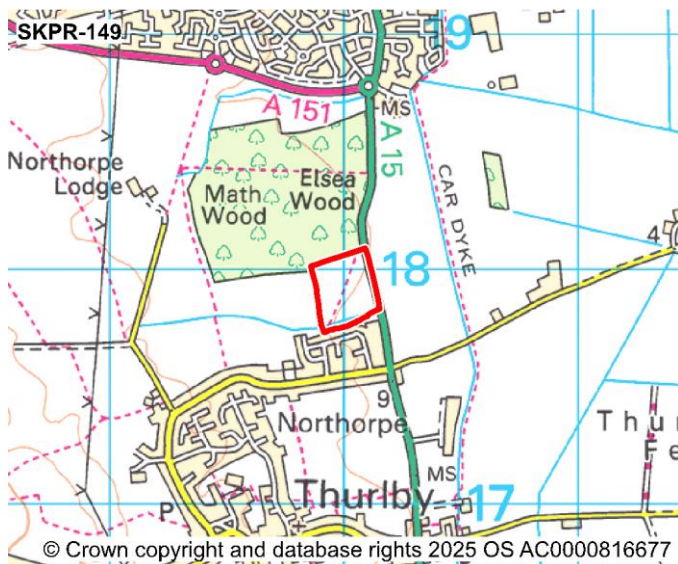
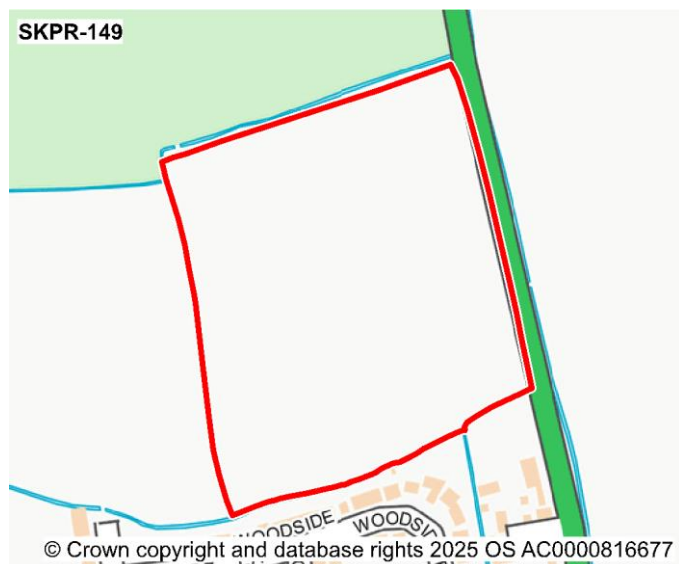
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Existing footway on opposite side of Swallow Hill. Pedestrian crossover points would be required to link to the existing footway on Station Road.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Dole Wood Nature Reserve
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is in close proximity to identified SAP/SCI/SSSI – Dole Wood SSSI, and therefore could cause environmental implications on the designated site. Natural England have recommended the following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified. Other more suitable sites are available to meet required need across the plan period.



Major Constraints

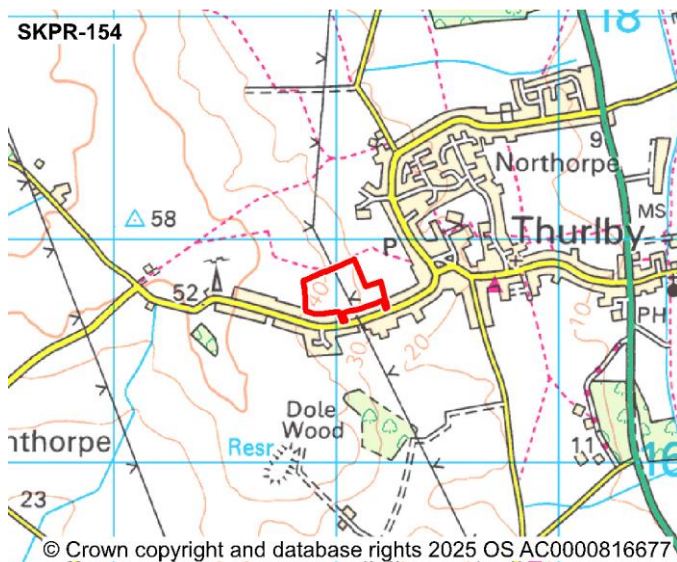
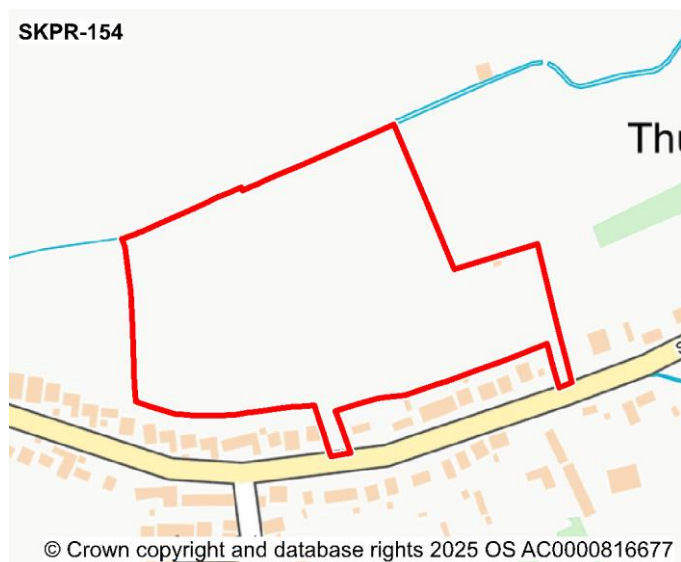
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	0.04%
% of Overlap with Flood Zone 3	0.04%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient information to provide evidence that the proposal would not damage or destroy the interest features for which the SSSI has been notified. / GLNP - Potential sites adjacent to statutory designated sites
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development to have an impact at the SRN and more than 10kms from SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Frontage footway required to link back to the existing footway on Bourne Road to Thurlby village. Possible improvements to footway/cycleway to Bourne and TRO to extend speed limit required.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to irreplaceable habitats - Math/ Elsea Woods
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	0 - 2km+
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period. Some concerns over the sites impact on nearby Ancient Woodland– Math/ Elsea Woods which would need to be addressed.



Major Constraints

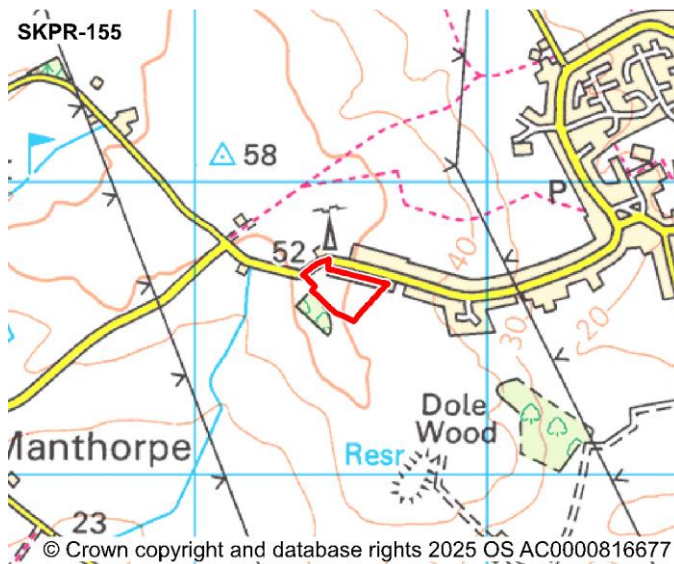
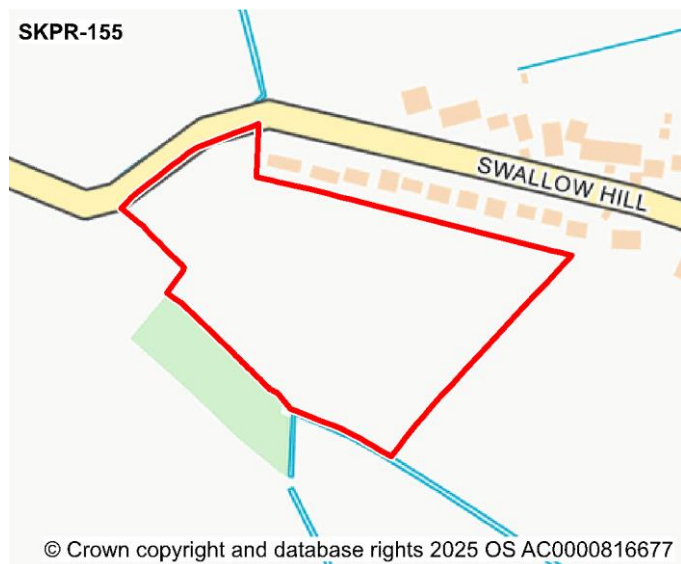
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	The following sites are in proximity to a SSSI and any applications would need to provide sufficient
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development to have an impact at the SRN. Site is located more than 10km from the SRN. Hence, low impact. However, SKPR 173 and 154 are adjacent and cumulatively generates more than 40 trips on 2 SRN junctions. Thus, cumulatively the sites are impacting moderately.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Existing footway on site side of Swallow Hill, suitable access achievable.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

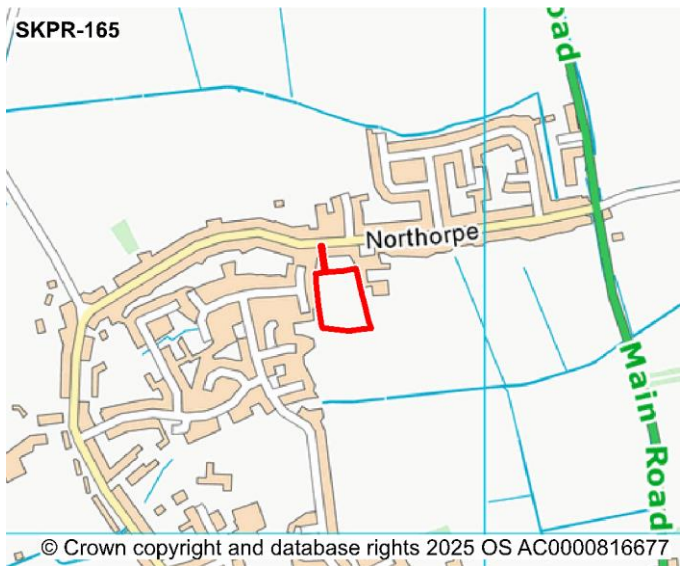
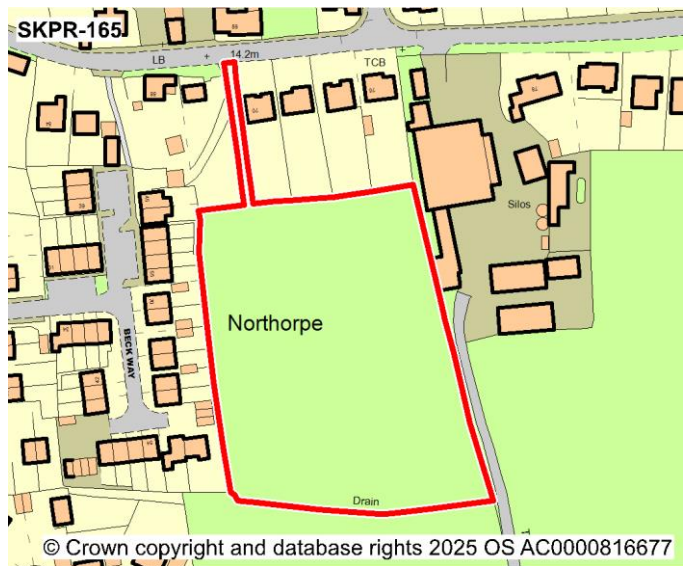
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development to have an impact at the SRN and more than 10kms from SRN
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	A large stretch of frontage hedge would need to be removed in order to achieve required visibility at point of access. Frontage footway would be required on Swallow Hill extending to the existing footway on the northern side of the carriageway. TRO required to extend speed limit.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0.5 - 1km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	68.79%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	31.21%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

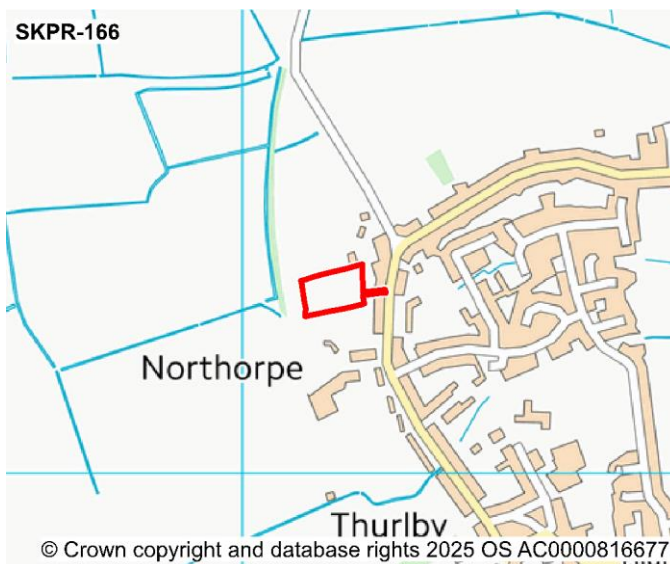
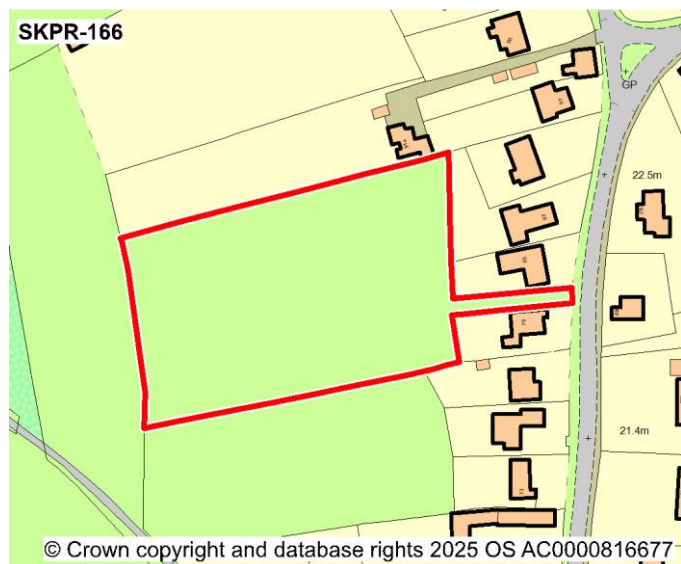
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Access is from a narrow track that is of insufficient width to accommodate two way traffic and pedestrians. Existing footway on northern side Northorpe.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

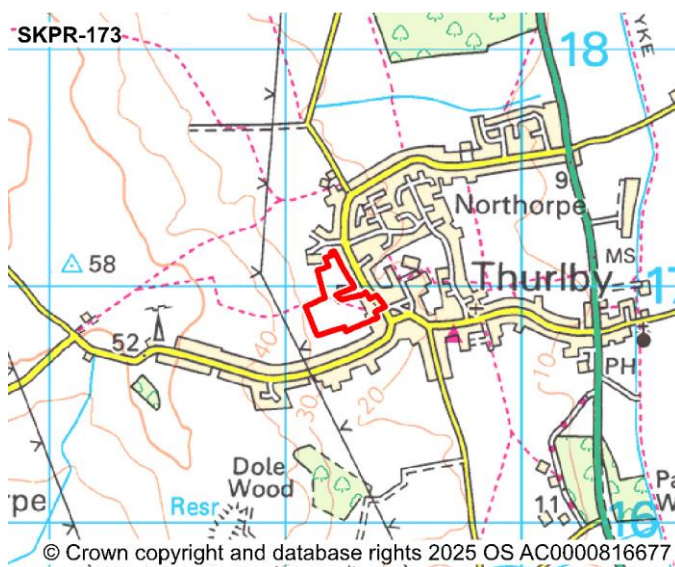
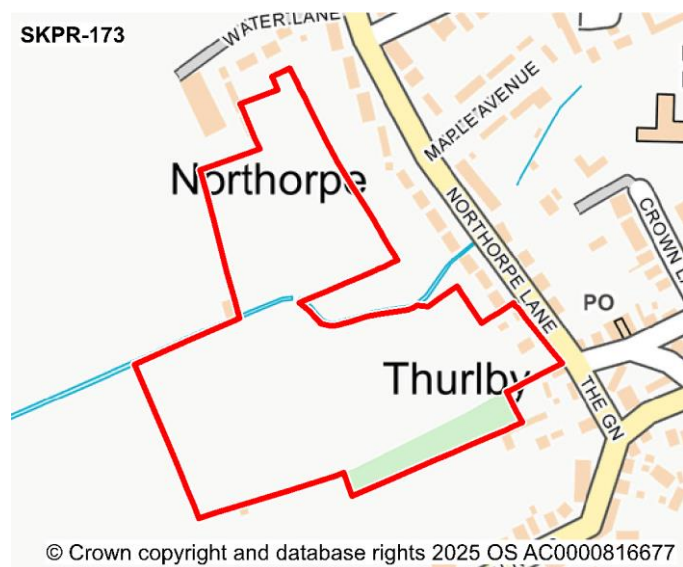
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Access point is of insufficient width to accommodate two way traffic and pedestrians. Existing footway on opposite side of Northorpe.
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	2.49%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	97.51%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

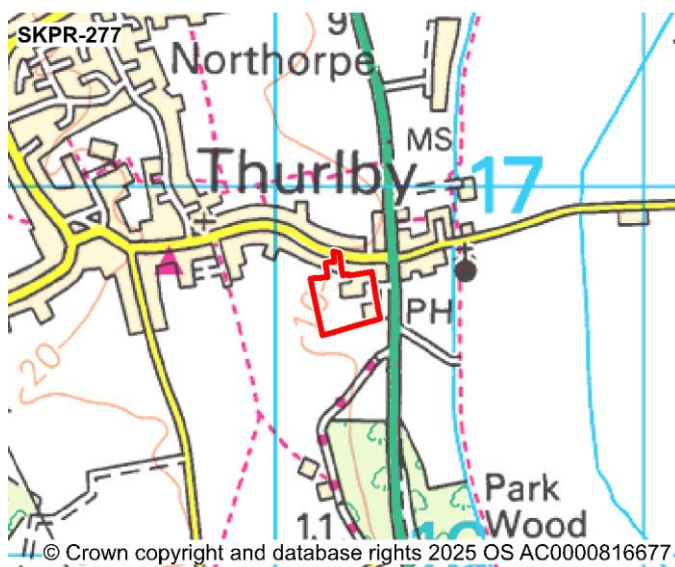
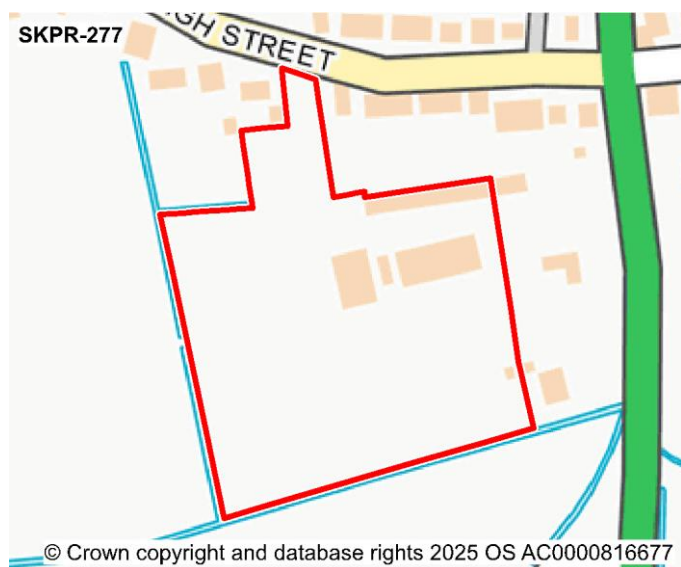
Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Less than 40 trips generated by the development to have an impact at the SRN. Site is located more than 10km from the SRN. Hence, low impact. However, SKPR 173 and 154 are adjacent and cumulatively generates more than 40 trips on 2 SRN junctions. Thus, cumulatively the sites are impacting moderately.
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Moderate
Statutory comments on Highway Network (Lincolnshire County Council)	Adequate access achievable. Frontage footway required with crossover points to existing footway on opposite side of Northorpe Lane.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

The site has some merit but is not proposed for allocation at this time as other more suitable sites are available to meet required need across the plan period.



Major Constraints

Constraint	Assessment
Settlement Hierarchy	Larger Village
Site Deliverability Timetable	Medium Term (5-10 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	Site on Secondary A aquifer.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	There are a number of sites which are in close proximity to Sites of Special Scientific Interest (SSSIs). According to the guidance set out in paragraph 186b of the NPPF, if any development is likely to have an adverse effect on a SSSI (either individually or in combination with other developments), they should not normally be permitted. Mitigation strategies should be provided to reduce adverse impacts on SSSIs and offer positive opportunities for nature and be set out in sufficient detail to ensure their long-term protection and enhancement
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Is an adoptable access road achievable considering the requirements for SuDS/footways/street trees?
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A

Statutory consultee comment on Minerals and Waste

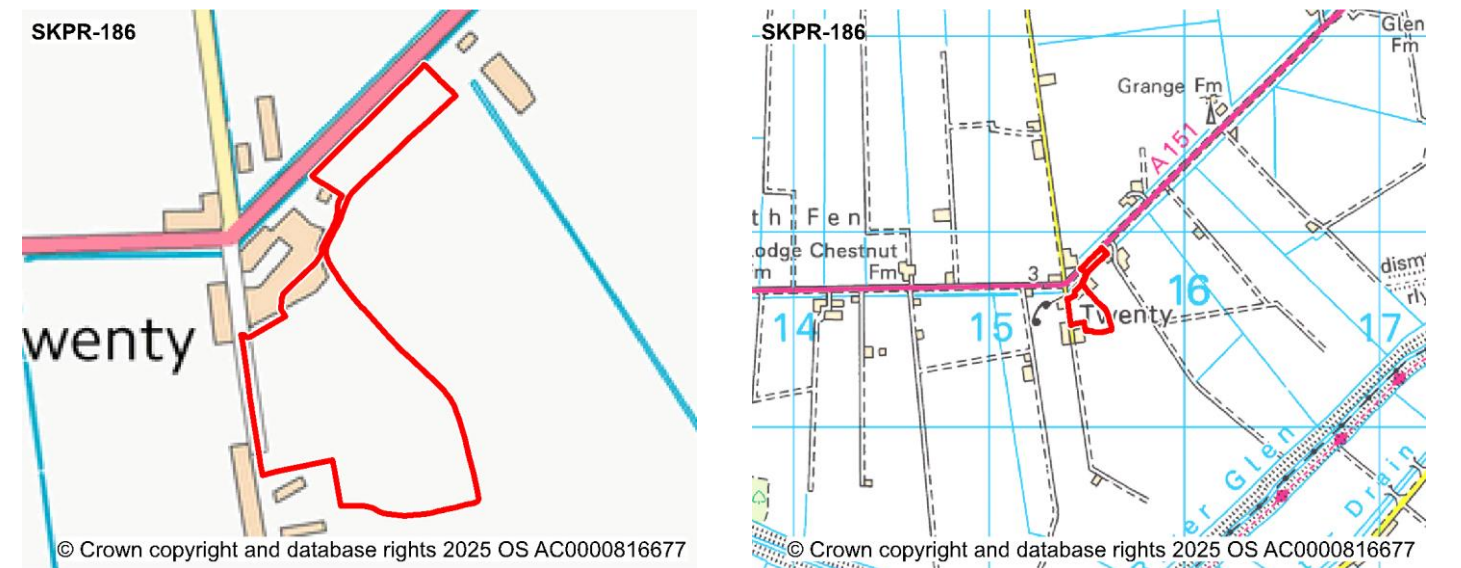
No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

Site is an existing Local Plan (2020) allocation, therefore principle of development established through previous Local Plan process.



Major Contraints

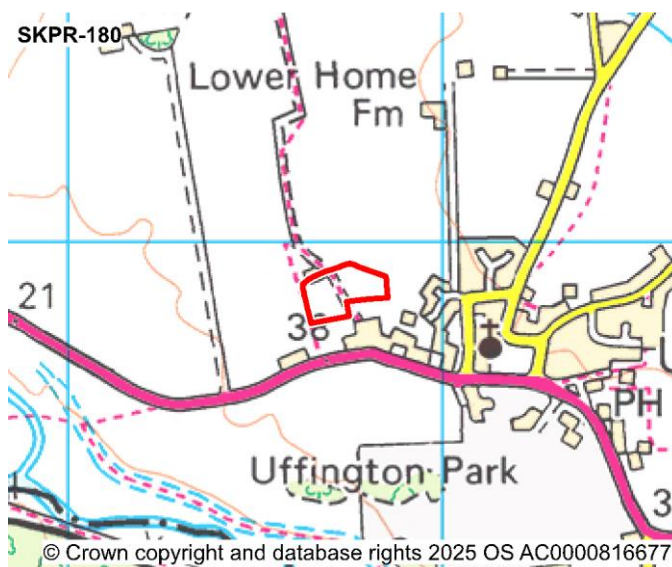
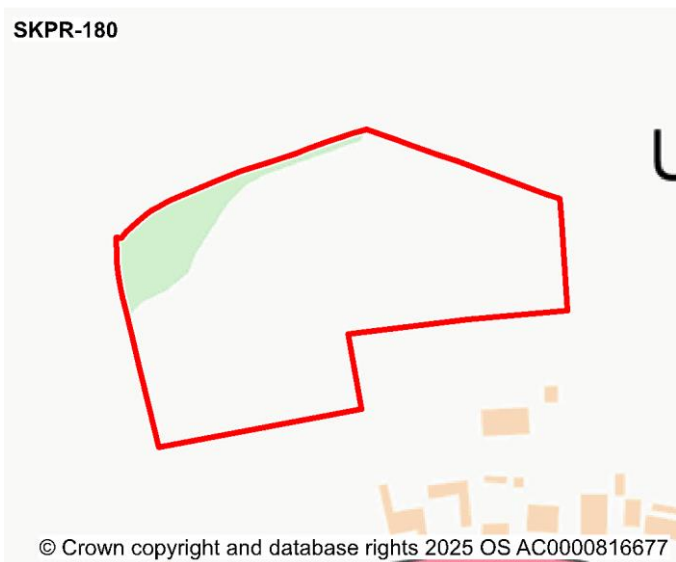
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	90.24%
% of Overlap with Flood Zone 3	90.07%
Statutory consultee comment on Flood Risk (Environment Agency)	Flood zone 2/3.
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	Site is more than 10 KM away from SRN junction. Development traffic likely to be less than 40 two way trips on any given junction on the SRN.
Impact on the Local Highway Network	Moderate
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Site should be split into two, some form of linear development would be acceptable in principle from Spalding Road but a considerable culvert would be required to access the site. The site to the south - this is a large site with poor connections - single track road with insufficient places to pass and no scope to improve. Both sites unsustainable. Surface water flood risk
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	1 - 1.75km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	1km+
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	4km+
Proximity to Ancient Woodland	3km+
TPO tree on Site	Yes
Distance from Public Right of Way	0.4km+
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

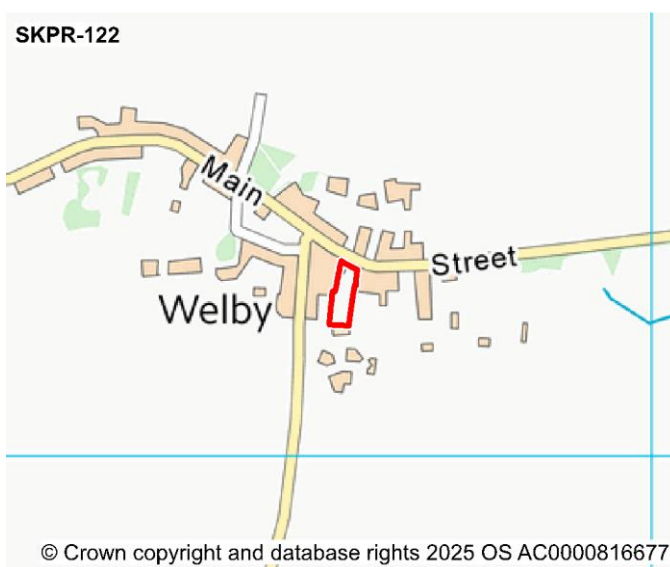
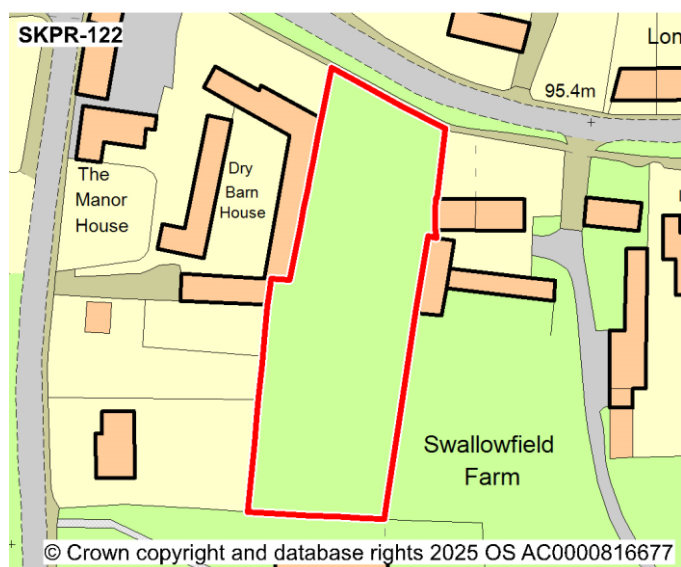
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Visibility below specification for both access points, busy A1175 - access locations outside of red line. PROW affected
Does the site have suitable access	No
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	0 - 1km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	0 - 3km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0 - 0.4km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	Yes
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

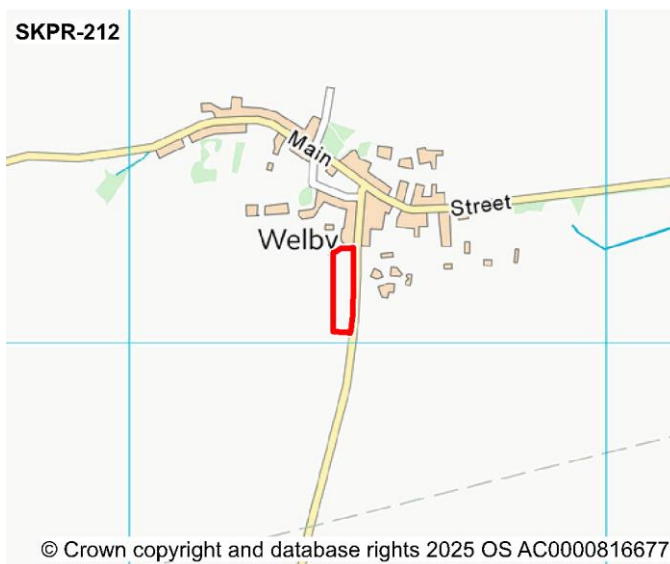
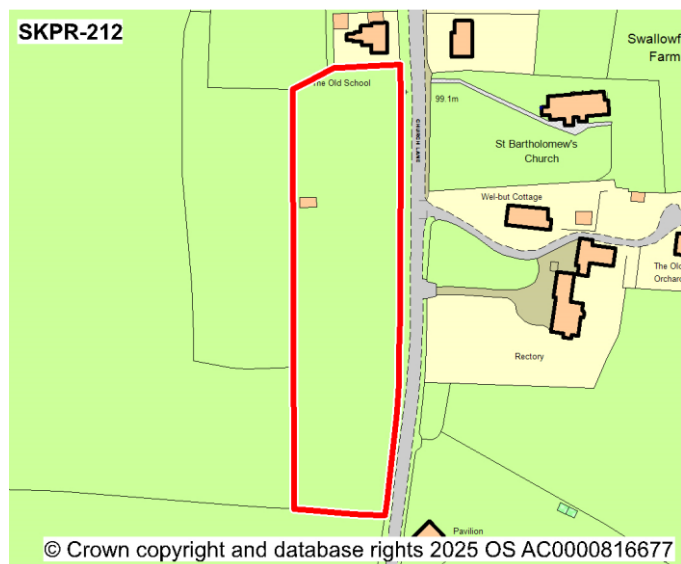
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Principle is acceptable although an improved/widened access required which would include removal of the stone wall (Part).
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Within 100m of LWS - Welby, Church Lane Verges
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	Yes
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

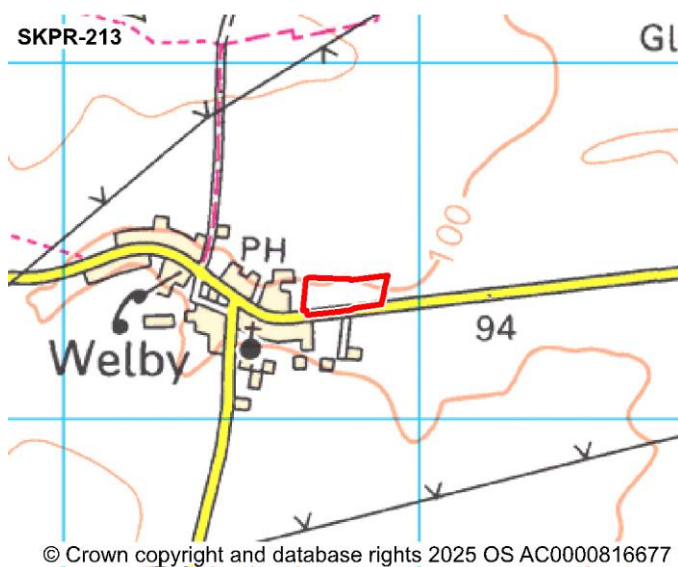
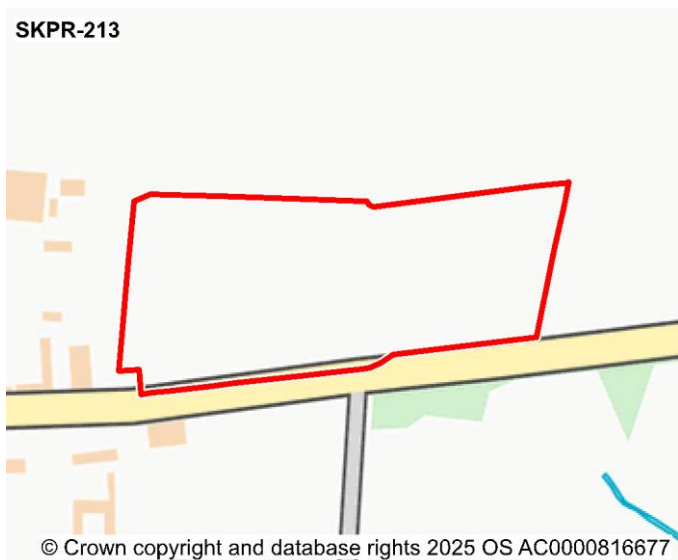
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	N/A
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway connection to link with existing network along Church Lane and relocate the existing 30mph speed limit
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	Adjacent to LWS - Welby, Church Lane Verges
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	Yes
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	Yes
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

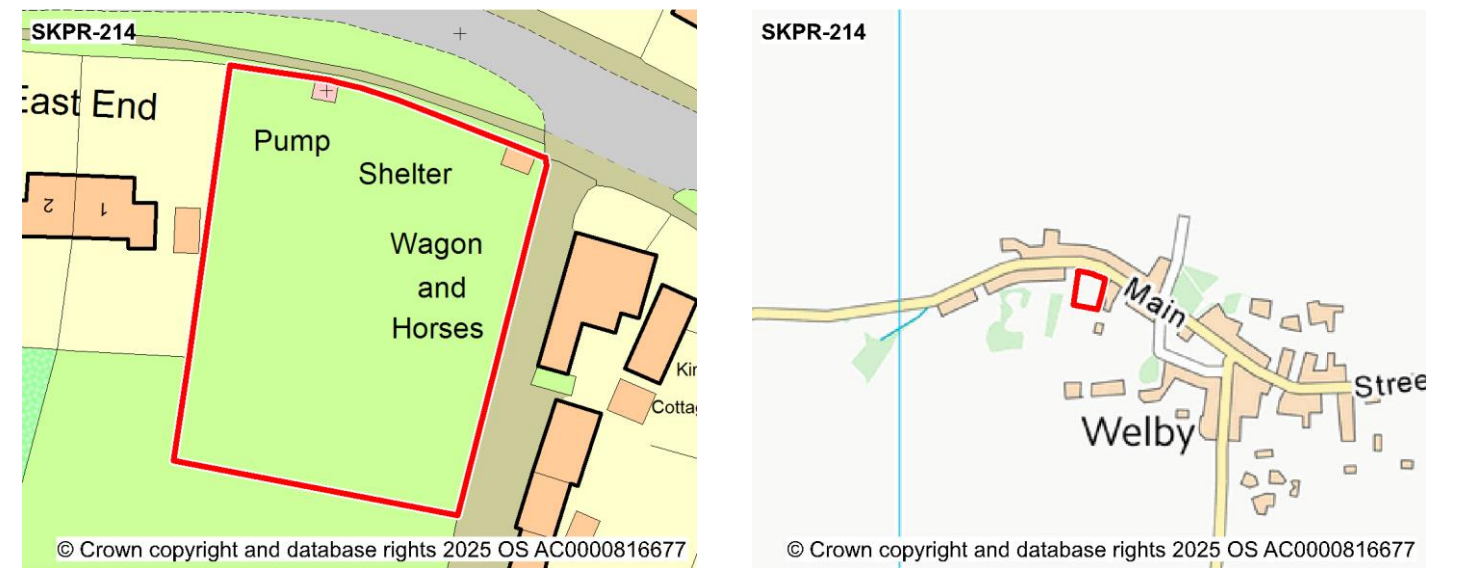
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	No
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Considerations for a footway connection to link with the existing network, may result in some minor widening works.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	N/A
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0.2 - 0.4km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

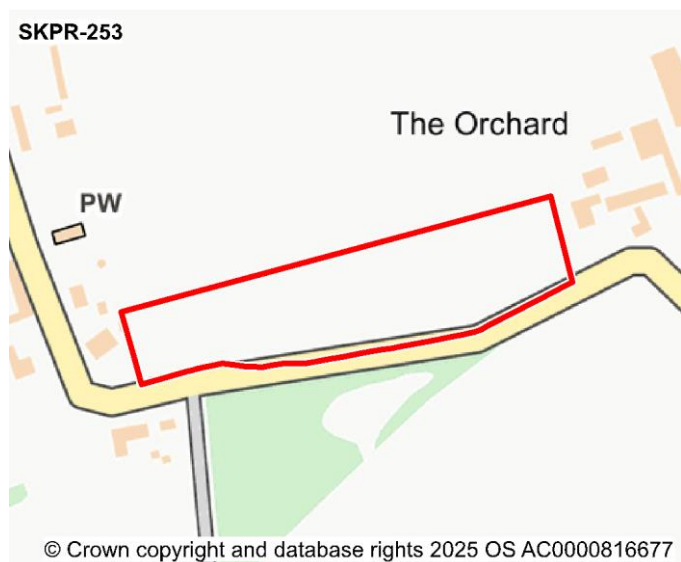
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway improvements fronting the site. Street furniture to be relocated to accommodate a new access. Improved bus stop/shelter fronting site.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0 - 0.25km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	1km+
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

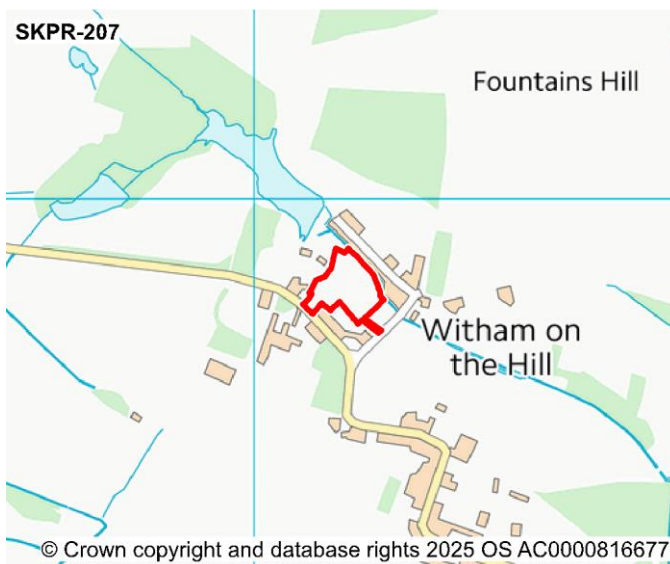
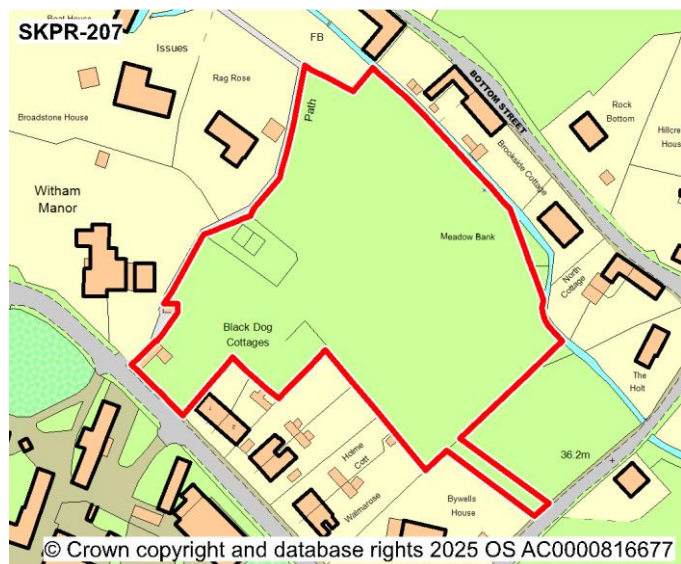
Constraint	Assessment
Settlement Hierarchy	Open Countryside
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Considerable culvert required to gain access, localised widening and footway connection required to connect to the existing - approx 200m, 30mph speed limit to be extended. Surface water flood risk
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	Yes
Minerals and Waste Policy Code	W8
Statutory consultee comment on Minerals and Waste	STW 140m south (W8). Land approx 350m south east has been nominated as a potential site for the working of sand and gravel in the recent call for sites for the MWLP - however these sites have not yet been assessed/preferred sites have not been identified at this stage.

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0.25 - 1km
Proximity to medical services	1.5 - 5km
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0.4 - 1km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	1.5 - 3km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	6 - 10 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	13.07%
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	86.93%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	No
Biodiversity Ecological network - Opportunity for creation	Yes
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	No

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within the 'Open Countryside'.



Major Constraints

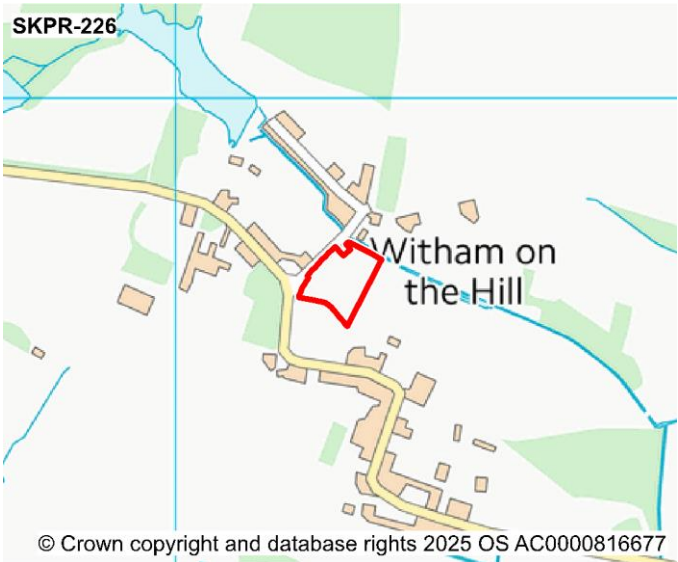
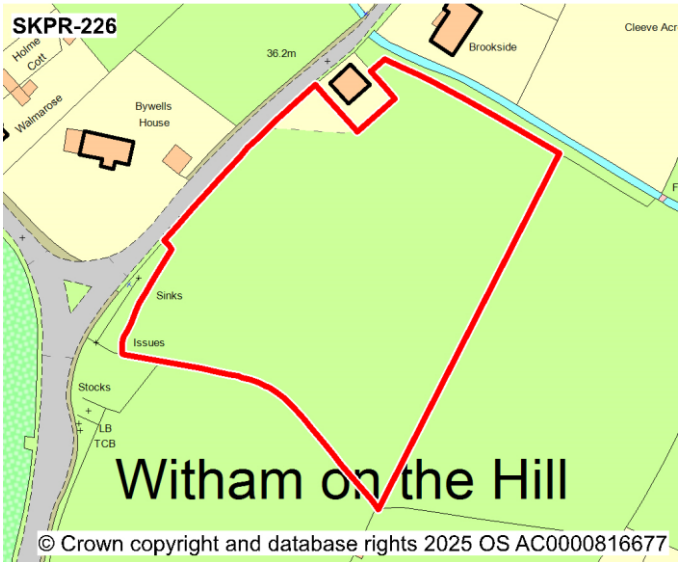
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	5.04%
% of Overlap with Flood Zone 3	0.98%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Level of the land is drastically lower than the road, if land is raised care should be taken not to impact on adjoining properties in terms of flood risk. Surface water flood risk and PROW present
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	N/A
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	2+ km
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	1.5km+
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

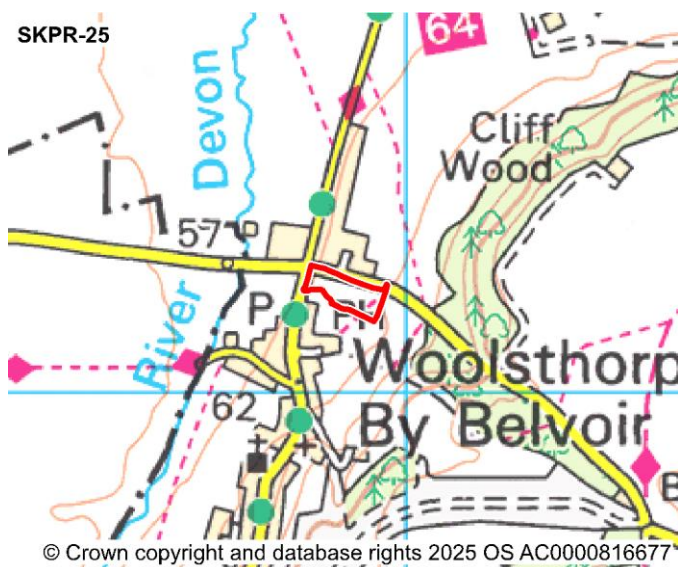
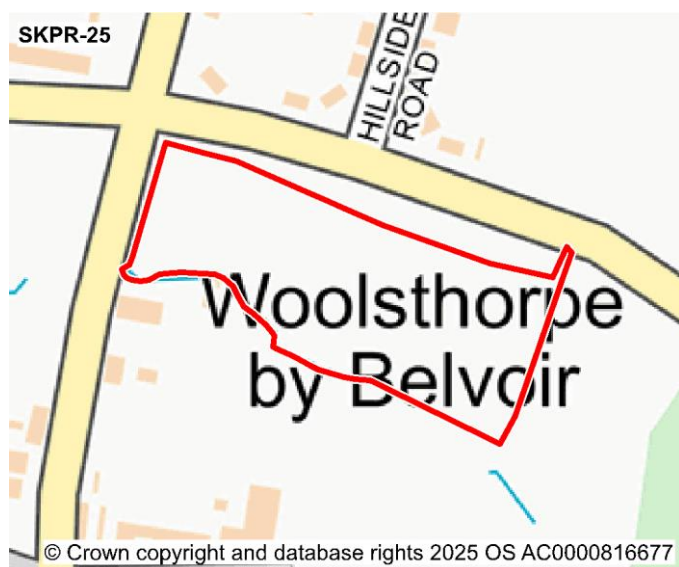
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	Yes
% of Overlap with Flood Zone 2	2.2%
% of Overlap with Flood Zone 3	1.93%
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Highway improvements required to widen Bottom Street from the junction to the access of the site, gradients of site very steep - surface water drainage to be controlled within the site. Surface water flood risk and PROW present.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0.5 - 2km
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	2 - 4km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	0 - 6 km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	10km+
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Constraints

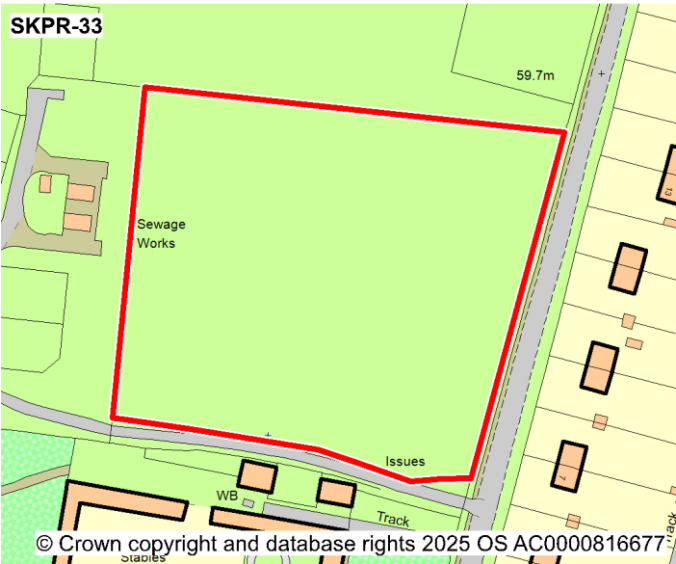
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Not a formal access just a field gate, access will need to be improved along with visibility, PROW in vicinity, 30mph limit to be extended, frontage footway required. A secondary access would be advisable. Surface water flood risk.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

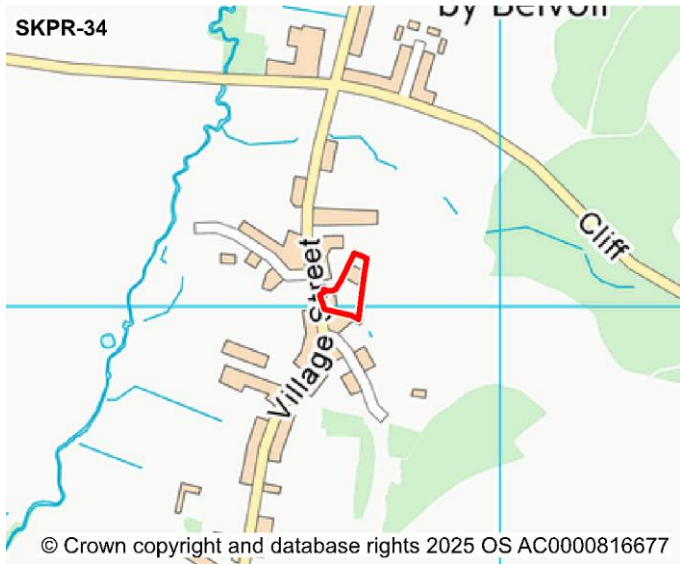
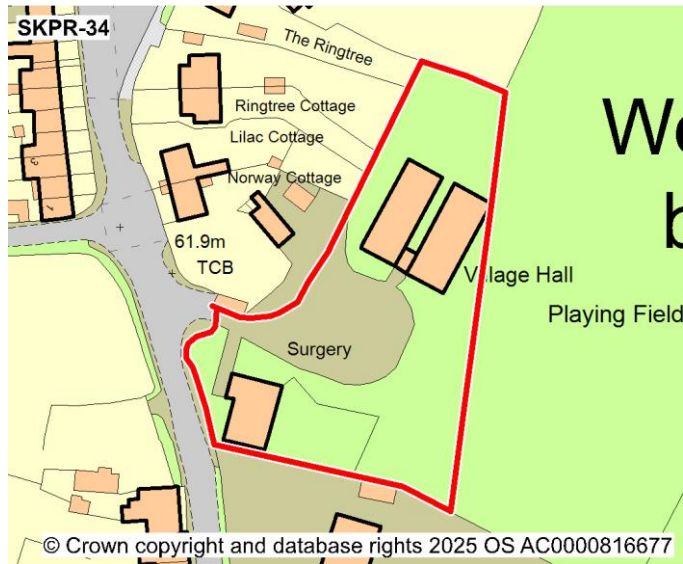
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Area A - principle is acceptable. Area B - principle acceptable for a private drive serving low capacity. Area C - principle acceptable for a private drive with low capacity. Area D - long access track with little scope to improve - suggest low capacity off private drive with passin places installed along the length. Surface water flood risk.
Does the site have suitable access	Yes
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0.25 - 1km
Proximity to medical services	5 km+
Proximity to Primary School	3.5km+
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	Yes
Percentage of Overlap with Agricultural Grade 2	100%
Overlap with Agricultural Grade 3	No
Percentage of Overlap with Agricultural Grade 3	N/A
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

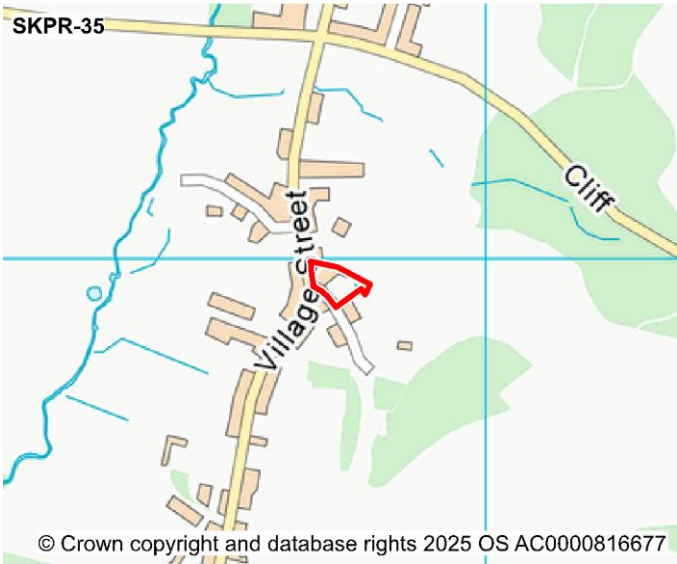
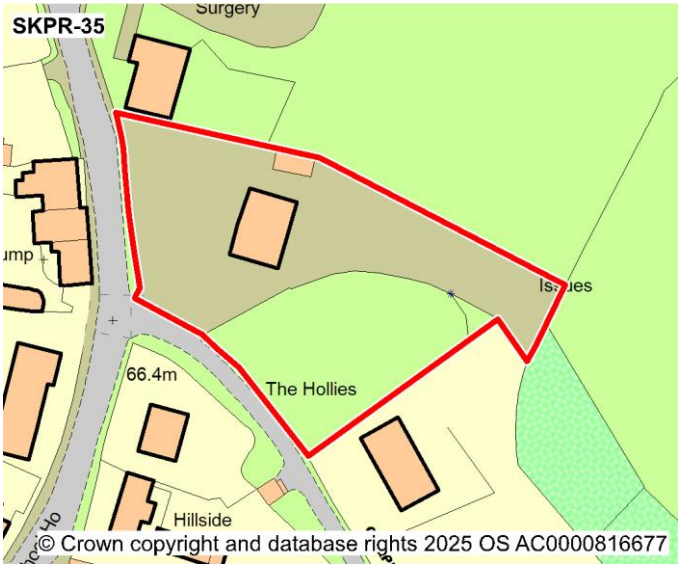
Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway improvements on Main Street and connections to the existing network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.



Major Contraints

Constraint	Assessment
Settlement Hierarchy	Smaller Village
Site Deliverability Timetable	Short Term (0-5 years)
Located / Overlap with a Flood Zone	No
% of Overlap with Flood Zone 2	N/A
% of Overlap with Flood Zone 3	N/A
Statutory consultee comment on Flood Risk (Environment Agency)	No comment from Environment Agency
Surface Water Flood Risk	Yes
Proximity to closest Designated Site (SAC, SPA, SSSI)	0km - 5km
Statutory consultee comment on Designated Site (SAC, SPA, SSSI)	No comment from Natural England
Impact on the Strategic Highway Network	Minor
Statutory comments on Highway Network (Highways England)	No comment from Highways England
Impact on the Local Highway Network	Minor
Impact on the Local Road Network	Minor
Statutory comments on Highway Network (Lincolnshire County Council)	Footway improvements on Main Street and connections to the existing network.
Does the site have suitable access	Part
Site Affected by Minerals and Waste Policy	No
Minerals and Waste Policy Code	N/A
Statutory consultee comment on Minerals and Waste	No comment from Lincolnshire County Council

Other Constraints

Proximity to Local Wildlife Sites	0 - 1km
Proximity to Local or Regional Geological Sites	0.1km+
Statutory consultee comment on Local Wildlife Site (Greater Lincolnshire Nature Partnership)	No comment from Greater Lincolnshire Nature Partnership
Proximity to Shops	0 - 0.5 km+
Proximity to public transport	0 - 0.25km
Proximity to medical services	5 km+
Proximity to Primary School	1 - 3.5km
Proximity to Secondary School	2 - 8km
Proximity to Employment Site	3 - 10km
Proximity to Conservation Area	0 - 0.4km
Listed Building (includes Grade 2* Grade 2 and Grade 1)	0 - 0.5km
Proximity to Ancient Monuments	0.4 - 1.5km
Proximity to Registered Park or Garden	0 - 2km
Proximity to Ancient Woodland	0 - 1.5km
TPO tree on Site	No
Distance from Public Right of Way	0 - 0.2km
Distance from Local Nature Reserve (LNR)	10+ km
Overlap with Agricultural Grade 1	No
Percentage of Overlap with Agricultural Grade 1	N/A
Overlap with Agricultural Grade 2	No
Percentage of Overlap with Agricultural Grade 2	N/A
Overlap with Agricultural Grade 3	Yes
Percentage of Overlap with Agricultural Grade 3	100%
Contaminated Land on Site	No
Air Quality Management Area	3-10km
Biodiversity Ecological network - High Quality	No
Biodiversity Ecological network - Opportunity for management	Yes
Biodiversity Ecological network - Opportunity for creation	No
Green Infrastructure Opportunities – High Quality Green Infrastructure	No
Green Infrastructure Opportunities – Opportunities to Manage Green Infrastructure	Yes

Main Findings

As per the proposed spatial strategy of the Local Plan Review - no sites are being allocated within identified 'smaller villages'.